

PUBLIC NOTICE OF A MEETING OF
THE CITY COUNCIL
OF PLEASANT VIEW CITY, UTAH

November 25, 2014

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, November 25, 2014, commencing at 6:00 P.M.

The agenda consists of the following:

Pledge of Allegiance: Steve Gibson

Opening Prayer, Reading or Expression of Thought: Steve Gibson

Comments/Questions for the Mayor & Council for items not on the agenda (public)

Consent Items:

- Minutes of October 28, 2014
- Bills of Pleasant View City

Business:

- 6:10 P.M. 1. Discussion on a walking path on 2550 N. (*Presenter: Dave Wallace, Principal of Majestic Elementary*)
- 6:30 P.M. 2. Public Hearing –Discussion and possible action on a text amendment to remove Chapter 18.68 Master Planned Community (MPC) from the City Municipal Code (ZTA 13-033). (*Presenter: Valerie Claussen*)
- 6:45 P.M. 3. Public Hearing - Discussion on the adoption of a Resolution for the City's Updated Water Conservation Plan. (*Presenter: Valerie Claussen*)
- 7:00 P.M. 4. Discussion on Raccoon issues, Animal Services and City Ordinance 9.40 – Weapons. (*Presenters: Melinda Greenwood and Ryon Hadley*)
- 7:30 P.M. 5. Consideration and possible approval of FSP 14-033, a request by Travis Taylor, on behalf of Westates, for Amended Final Plat approval of the Cove Phase 2, a 6.65-acre parcel located in the vicinity east of Hillsborough between 2700 North and 2550 North, which property lies in the RM (Residential Multi-Family) zoning district. The amendment alters the lot lines of the original 17 lots of multi-family residential buildings and common area, for a total of 88 units. (*Presenter: Valerie Claussen*)
- 8:00 P.M. 6. Closed Meeting.
7. Action from Closed Meeting.

Other Business

Adjournment

The City Council at their discretion may change the order and times of the agenda items.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

October 28, 2014

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR: Toby Mileski

COUNCILMEMBERS: Scott Boehme
Jerry Burns
Michael Humphreys
Steve Gibson
Mel Marker

STAFF:	Melinda Greenwood	Laurie Hellstrom
	Ryon Hadley	Valerie Claussen
	Fred Hellstrom	Elaine Larson
	Brady Benson	Christina Blickfeldt
	Corey Clark	Rob Done
	Jeremy McKenzie	Bryan Fife

VISITORS:	Terri Stephenson	Tom O'Toole
	Lynn O'Toole	Ariel Ferguson
	Mae Ferguson	Colleen Pontius
	Edward Hadley	Brett Hadley
	Ron Horton	Russell Langford
	Kevin Bailey	Chris Bailey
	Jo Thompson	Suzan Hadley
	Darin Parke	Terri Thompson
	Kelly Knights	Ross Knight
	Danielle Jeppson (Planning Commission)	
	Tony Pitman (Planning Commission)	
	Andy Neff (Planning Commission)	
	Richard Rhees (Board of Adjustment)	

Pledge of Allegiance: Toby Mileski

Opening Prayer, Reading or Expression of Thought: Toby Mileski

Comments/Questions for the Mayor & Council for items not on the agenda.

None were given.

Consent Items:

Motion was made by CM Boehme to approve the consent items (minutes of October 14, 2014 (open & closed)). 2nd by CM Marker. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

1. Joint Meeting – Open & Public Meeting Training with the City Council, Planning Commission, Board of Adjustment, Economic Development Committee, and RDA.

Valerie Claussen provided the annual Open & Public Meeting Training for the City Council, Planning Commission, Board of Adjustment, Economic Development Committee, and the RDA.

2. Discussion and Possible Action on FSP 14-031, a request by Tom O'Toole, on behalf of Bruce Pitt, for a minor subdivision plat for the property located off 4300 North, approximately 525 feet west of 900 West (TIN: 16-012-0062). The property lies in the A-5 (Agricultural) Zone. (Presenter: Valerie Claussen)

Valerie Claussen: the planning commission heard this item October 2, 2014. It is in an A-5 zone and they obtained a variance, it is just under the 5 acres. It is unique. The subdivision improvements are done but there is no plat process done. This is to clean it up. There was a motion made 10 years ago on the road way and it will need to have a deferral agreement recorded and escrow for the road prior to a building permit. Valerie read the condition of approval from the planning commission. This is a minor subdivision. Mayor Mileski: why is there not an Adequacy Facility Determination given? Valerie Claussen: the water line is already to that lot and a fire hydrant. Mayor Mileski: before we accepted the application to subdivide, why did we accept it without a letter from Pineview? Valerie Claussen: we had a letter from Pineview. Tom O'Toole: the Pineview impact fees will have to be paid. Laurie Hellstrom: what about an R (restrict) lot on the plat for these items? Valerie Claussen: I will look at it or note it on the plat. Mayor Mileski: is the \$57,000 for the frontage of only the one-new lot? Valerie Claussen: only in front of the one lot (4.92 acre lot). They have a private sewer. CM Humphreys: with a lift station. Do you have to pay for ½ of the sewer main? Tom O'Toole: I don't know. Valerie Claussen: that is one of their conditions. CM Humphreys: what about snow removal and dealing with a gravel road? We don't want them to come back and the city pave it. Valerie Claussen: in the deferral agreement we will include all the improvement, water, and road, etc. issues for the future buyer. Mayor Mileski: the amount to be paid may be different now than what was in the Pineview letter.

Motion was made by CM Boehme to approve the minor subdivision plat for the property located off 4300 N (TIN: 16-012-0062) as conditioned in the report and to include a deferral agreement. 2nd by CM Burns. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

3. Discussion and possible action on fee waiver for West View (Jacob's Mill) Park improvements. (Presenter: Valerie Claussen)

Valerie Claussen: West View Subdivision was approved in 2003 with higher density and that there would be a neighborhood park. \$15K was made available to pay for park improvements. So far they (HOA) have paid for Pineview and a landscape architect from those funds. They want a drinking fountain and bowery and need a permit from the city which would include impact fees to be paid with limited funds. They have asked for a waiver on the impact fees. I have listed reasons for the waiver. They have a set amount and the city has a vested interest in having this completed. Mayor Mileski: if you want a drinking fountain you will also have to connect to the sewer and there would be a monthly fee. Kelly Knights: we have changed the drinking fountain to a locked hose bib. CM Gibson: can it be winterized? Kelly Knights: it will have to be run past the water

department. CM Humphreys: have you considered an underground hydrant with a lock? CM Burns: are there any additional costs to the city? Valerie Claussen: nothing past the inspections. Mayor Mileski: the water impact is \$3K and the storm sewer impact is \$962. CM Boehme: is that the same cost for a resident? Valerie Claussen: yes, for the water. CM Boehme: it was part of the original plan and I understand tight budgets but I don't know how to say yes to the waiver. How is this different? Mayor Mileski: this is a park. CM Boehme: still a hook up. CM Humphreys: this is a private park and would we waive fees for a private park? I agree with CM Boehme. There is a difference between private and public. It was a poor development agreement and we were a part of the original mess. I think this is an exception. We went into it poorly and we can help out. CM Gibson: this is what is right with America. This group is putting in sweat equity and building the park. This will set a precedent. Melinda Greenwood: there were many other issues of timing and the economy. It is a rare circumstance. CM Boehme: we always get caught but we are always learning. CM Humphreys: the staff needs to remember because the city councils come and go. CM Marker: where is the 15K? Valerie Claussen: the city had a lien on a lot that was sold. Mayor Mileski: we received the money.

Motion was made by CM Boehme to waive ½ of the \$3,900 impact fees (\$1,950). Motion dies for lack of a second.

Motion was made by CM Gibson to approve a reduction in the impact fees for West View Park to \$500 (\$300 going to the water impact fee and \$200 going to the storm sewer impact fee) to cover the meter and labor costs 2nd by CM Marker.

Discussion on the motion: CM Burns: we are making a dangerous precedent. It is part of a private development but at one time we wanted to develop it. We have had our hands in it all over. This is a good faith gesture but we will cover our out of pocket costs.

Voting Aye: CM Burns, CM Gibson, CM Marker, and CM Humphreys. Voting Nay: CM Boehme. Motion passed 4-1.

4. Discussion and possible action on approval of Telemetry Upgrade with sole provider. (Presenter Fred Hellstrom)

Fred Hellstrom: we budgeted \$50K for the telemetry upgrade. It will run from a phone system and information can be brought up on smart phones. The main thing is the ability to trend information. You will be able to get information from the beginning of this upgrade forward. The city could get addition upgrades for a metered system and entry alarms. This system will have an alarm system that will be sent to the phone and could be sent to the police. This is the same company that we currently have. The cost is \$36,254 for the upgrade. This doesn't include the new well. There will be yearly fees approximately \$3,128. This company is located close by for emergencies.

Motion was made by CM Burns to approve the SCADA equipment upgrade in the amount of \$36,254 and the annual fees. 2nd by CM Humphreys. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

5. Consultant selection for Building Official and Inspection Services. (Presenter: Valerie Claussen)

Valerie Claussen: during the budget process we discussed outsourcing building services. There should be a \$55K reduction over different years. It will be monitored and re-evaluated over the next years. An RFP was sent out and Sunrise is the recommend consultant. Details will be finalized and they will start mid-November or December 1st.

CM Gibson: some are five or ten minute inspections. Is it hourly? Valerie Claussen: when they are here they grouped them together. They will also do their appointments and work on an hourly rate. CM Gibson: it could get way out of control. Mayor Mileski: they will work a Monday, Wednesday, and Friday schedule. CM Humphreys: it will be more of a hardship waiting for inspections. Valerie Claussen: we can make it an annual contract. CM Gibson: can we give a 6 month trial? CM Gibson: I think we will spend more than we think. Melinda Greenwood: it will depend on the year. CM Humphreys: will there be office space here for them? Valerie Claussen: we could. CM Gibson: it will be hard on code enforcement. Have we thought about having our inspector be part-time vs full-time? Mayor Mileski: with benefits this is a better option.

Motion was made by CM Burns to approve Sunrise to perform building and inspection services and authorize the mayor to sign the contract. 2nd by CM Marker. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

6. Discussion and possible action on RAMP Grant applications. (Presenter: Melinda Greenwood)

Melinda Greenwood: RAMP applications are due the first week in January. There are three projects the city has been considering; the walking path, pickleball, and lacrosse field. Mayor Mileski and CM Burns attended RAMP training. Melinda Greenwood: RAMP is on the ballot again this year but it won't affect next year's funding. Mayor Mileski: 1/3 of the funds go to Major projects \$200K and up and the other 2/3 of the funds are split between the population funds, arts and museums and parks and recreation. I suggest that we ask for major funds for the walking path and also try for WACOG Transportation funding if we don't get RAMP funding. We should also apply for major funds for the lacrosse field. We should also ask for regular funds for the pickleball. CM Burns: this funding is becoming competitive. We need to look carefully how we submit the grant applications. Their scoring sheet gives 0-25 points for matching funds and volunteer hours. We need to leverage each of these projects with matching funds/volunteers. The walking path is not just an exercise path it is also a safety issue. Melinda Greenwood: project updates are due in November. The council ranked the projects and RAMP requests as follows:

RANKING	PROJECT	TYPE	RAMP request	Matching funds	Total
1	Walking Path	major funding	\$210K	\$105K	\$315K
2	Lacrosse Field	major funding	\$250K	\$125	\$375K
3	Pickleball	regular funding	\$100K	\$65K \$10K-in kind	\$175K

7. Appointment of Ryon Hadley as Chief of Police.

Motion was made by CM Boehme to appoint Ryon Hadley as Chief of Police of Pleasant View City. 2nd by CM Marker. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

8. Closed Meeting.

No closed meeting.

9. Action from Closed Meeting.

OTHER BUSINESS:

Melinda Greenwood gave a handout on engineering cost on the pickleball courts. There is a TEC meeting tomorrow at 3:30. We had a pre-con with Aspen Paving on patching. Valerie and I have half day UMCA meetings Thursday and Friday. We will bring back the discussion on vacation carryover options. North View Fire will be on the next agenda for possible building permit fee waivers. Their issue is the cost of the road. Their board has not passed the interlocal agreement yet and we have not transferred the land yet. There is no emergency on our part. The Majestic Elementary PTA is requesting sidewalks. We need a trail easement or acquire easements for sidewalk which could be \$40K and 6 months. The concrete work on 600 W is flaking and there is no warranty until next spring. CSM Bakery submitted a formal request for tax increment funding. Valerie Claussen submitted a RAMP request to close the City Park bathrooms in the winter. We are back to the board on the PWD position.

CM Gibson: I had five raccoons in my yard. Have we considered traps? Still trying to put together a neighborhood watch program.

CM Boehme: Saturday we had 36 people at the Lacrosse field and the city with a backhoe helping on the field.

Valerie Claussen: girls' basketball started. Boys' basketball registration started. Farr West City is in full force. We met with Randy Sant and we are moving forward. We had a Skyline Drive meeting and they are working with UDOT. The planning commission will be hearing the MPC appeal, OP Tank CUP, the Cove Phase 2 amended plat. The city council will be hearing a policy for background checks for coaches.

Ryon Hadley: we changed the RSO Officer. We had interviews to fill the last vacancy in the police department and hired a 10 year veteran from Weber County. I feel he will be a good addition. I have submitted a promotion position for sergeant to assist me. We have adjusted some working shifts. One of the budgeted vehicles (truck) has come in.

Adjournment: 9:27 P.M.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
JONES & ASSOCIATES	18372	DEER CREST -PASS THROUGH BILLS	10/01/2014	414.75	414.75
JONES & ASSOCIATES	18373	DEVELOPERS PASS THROUGH BILLS	10/01/2014	2,388.50	2,388.50
OGDEN PUBLISHING CORP	0914100306	AD-MINOR SUBDIVISION-TOM O'TOOLE	09/01/2014	99.25	99.25
Total 10-13120 DEVELOPMENT RECEIVABLES:				2,902.50	2,902.50
10-22230 STATE WITHHOLDING PAYABLE					
UTAH STATE TAX COMMISSIO	120114	STATE INCOME W/H	12/01/2014	4,404.64	4,404.64
Total 10-22230 STATE WITHHOLDING PAYABLE:				4,404.64	4,404.64
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENTS	1491042	WORKERS COMP MONTHLY FEE	10/27/2014	2,287.00	2,287.00
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				2,287.00	2,287.00
10-22500 INSURANCE PAYABLE					
AFLAC	074873	MONTHLY INSURANCE PREMIUM	10/15/2014	275.83	275.83
ALLIED ADM. FOR DELTA DENT	102514	DENTAL INS-	10/25/2014	1,549.66	1,549.66
PEHP-LTD	092114	LTD COVERAGE	09/21/2014	222.38	222.38
PEHP-LTD	1052014	LTD COVERAGE	10/05/2014	220.17	220.17
PEHP-LTD	11114	LTD COVERAGE	11/01/2014	225.12	225.12
PUBLIC EMPLOYEES HEALTH P	093014	HEALTH INSURANCE-SEPT	09/30/2014	17,688.28	17,688.28
PUBLIC EMPLOYEES HEALTH P	100114	EMPLOYEES HEALTH INSURANCE PREMIUMS	10/01/2014	19,139.36	19,139.36
WASHINGTON NATIONAL INS C	P1398825	SECONDARY INSURANCE	10/01/2014	122.10	122.10
Total 10-22500 INSURANCE PAYABLE:				39,442.90	39,442.90
10-23311 REVENUE COLLECTED FOR CWSID					
CENTRAL WEBER SEWER IMP.	093014	2014 3RD QTR IMPACT FEES	09/30/2014	79,142.00	79,142.00
Total 10-23311 REVENUE COLLECTED FOR CWSID:				79,142.00	79,142.00
10-23312 N.V.FIRE COLLECTION FEE					
NORTH VIEW FIRE AGENCY	093014	2014 3RD QTR IMPACT FEES COLLECTED	09/30/2014	8,885.92	8,885.92
Total 10-23312 N.V.FIRE COLLECTION FEE:				8,885.92	8,885.92
10-32-160 1% SURCHARGE					
STATE OF UTAH	101614	2014 3RD QTR BUILDING PERMIT FEES SURCHARGE CO	10/16/2014	498.08	498.08
Total 10-32-160 1% SURCHARGE:				498.08	498.08
10-35-100 COURT FINES					
UTAH STATE TREASURER	102014	35% SURCHARGE	10/01/2014	1,043.55	1,043.55
UTAH STATE TREASURER	112014	35% SURCHARGE	11/05/2014	1,668.78	1,668.78
UTAH STATE TREASURER	112014	80% OF \$32 COURT SECURITY SURCHARGE	11/05/2014	2,189.43	2,189.43
UTAH STATE TREASURER	112014	100% OF \$8 COURT SECURITY SURCHARGE	11/05/2014	1,512.79	1,512.79
Total 10-35-100 COURT FINES:				6,414.55	6,414.55

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-41-220 PUBLIC NOTICES					
WATKINS PRINTING	32217	PRE-PRINTING LETTERHEAD FOR UTILITY BILLS	09/30/2014	323.12	323.12
WATKINS PRINTING	32218	PRE-PRINTING OF ENVELOPES FOR MONTHLY UTILITY	09/30/2014	198.00	198.00
WATKINS PRINTING	32234	MAILING SERVICES/POSTAGE FOR OCTOBER UTILITY BI	10/09/2014	930.05	930.05
Total 10-41-220 PUBLIC NOTICES:				1,451.17	1,451.17
10-41-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-LEGISLATIVE	10/01/2014	62.50	62.50
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-LEGISLATIVE	11/01/2014	62.50	62.50
Total 10-41-310 PROFESSIONAL & TECHNICAL:				125.00	125.00
10-41-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	101614.15	UTAH LEAGUE OF CITIES & TOWNS CONF REGISTRATIO	10/16/2014	415.00	415.00
Total 10-41-330 EDUCATION AND TRAINING:				415.00	415.00
10-41-610 CITY APPRECIATION					
ZION'S BANK-BANKCARD CENT	101614.8	JIMMYS FLOWER SHOP-FLOWERS AFTER BOB'S SURGE	10/16/2014	42.67	42.67
Total 10-41-610 CITY APPRECIATION:				42.67	42.67
10-42-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0170240-001	COPY PAPER	10/03/2014	18.50	18.50
LAYTON OFFICE SUPPLY	0170240-001	RUBBER BANDS	10/03/2014	1.25	1.25
LAYTON OFFICE SUPPLY	0170240-001	BINDER CLIPS	10/03/2014	.30	.30
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				20.05	20.05
10-42-310 PROFESSIONAL & TECHNICAL					
GARY R. HEWARD	112014	ATTORNEY SERVICE	11/01/2014	500.00	500.00
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-COURT	10/01/2014	125.00	125.00
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-COURT	11/01/2014	125.00	125.00
UINTAH CITY	092914	SMALL CLAIMS-2 CASES	10/21/2014	120.00	120.00
UTAH STATE TREASURER	102014	90% SURCHARGE	10/01/2014	600.12	600.12
UTAH STATE TREASURER	102014	80% OF \$32 COURT SECURITY SURCHARGE	10/01/2014	1,285.80	1,285.80
UTAH STATE TREASURER	102014	100% OF \$8 COURT SECURITY SURCHARGE	10/01/2014	886.28	886.28
UTAH STATE TREASURER	112014	90% SURCHARGE	11/05/2014	1,039.52	1,039.52
Total 10-42-310 PROFESSIONAL & TECHNICAL:				4,681.72	4,681.72
10-43-230 TRAVEL					
ZION'S BANK-BANKCARD CENT	101614.15	YELLOW CAB OF CHARLOTTE-TAXI FARE TO DINNER W/	10/16/2014	29.33	29.33
ZION'S BANK-BANKCARD CENT	101614.15	SLC INTERNATIONAL AIRPORT-PARKING FOR ICMA	10/16/2014	45.00	45.00
ZION'S BANK-BANKCARD CENT	101614.15	DELTA-CHECK BAGGAGE FEE TO ICMA IN CHARLOTTE	10/16/2014	25.00	25.00
ZION'S BANK-BANKCARD CENT	101614.15	BLAKE HOTEL-LODGING FOR ICMA IN CHARLOTTE	10/16/2014	864.40	864.40
ZION'S BANK-BANKCARD CENT	101614.15	SHERATON-LODGING FOR ICMA IN CHARLOTTE	10/16/2014	172.88	172.88
Total 10-43-230 TRAVEL:				1,136.61	1,136.61
10-43-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0170240-001	NOTE PADS	10/03/2014	39.98	39.98
LAYTON OFFICE SUPPLY	0170240-001	BOOK, FOLLOW UP VOICE MAIL	10/03/2014	10.98	10.98
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				50.96	50.96

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-43-310 PROFESSIONAL & TECHNICAL					
INFOBYTES, INC	4050	MONTHLY WEBSITE HOSTING	10/01/2014	19.00	19.00
INFOBYTES, INC	4070	MONTHLY WEBSITE HOSTING	11/03/2014	19.95	19.95
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-ADMINISTRATION	10/01/2014	62.50	62.50
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-ADMINISTRATION	11/01/2014	62.50	62.50
Total 10-43-310 PROFESSIONAL & TECHNICAL:				163.95	163.95
10-43-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	101614.15	UTAH LEAGUE OF CITIES & TOWNS CONF REGISTRATIO	10/16/2014	415.00	415.00
Total 10-43-330 EDUCATION AND TRAINING:				415.00	415.00
10-44-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
ZION'S BANK-BANKCARD CENT	101614.8	CLB*UTAH PUBLIC TREAS-ANNUAL UPTA MEMBERSHIP	10/16/2014	75.00	75.00
ZION'S BANK-BANKCARD CENT	101614.8	ASSOCIATION-APTUS&C ANNUAL MEMBERSHIP	10/16/2014	145.00	145.00
Total 10-44-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				220.00	220.00
10-44-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0170240-001	COPY PAPER	10/03/2014	18.50	18.50
LAYTON OFFICE SUPPLY	0170240-001	RUBBER BANDS	10/03/2014	1.24	1.24
LAYTON OFFICE SUPPLY	0170240-001	BINDER CLIPS	10/03/2014	.30	.30
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				20.04	20.04
10-44-310 PROFESSIONAL & TECHNICAL					
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-TREASURER	10/01/2014	62.50	62.50
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-TREASURER	11/01/2014	62.50	62.50
Total 10-44-310 PROFESSIONAL & TECHNICAL:				125.00	125.00
10-47-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0170240-001	FLASH DRIVES	10/03/2014	20.98	20.98
LAYTON OFFICE SUPPLY	0170240-001	COPY PAPER	10/03/2014	18.50	18.50
LAYTON OFFICE SUPPLY	0170240-001	RUBBER BANDS	10/03/2014	1.25	1.25
LAYTON OFFICE SUPPLY	0170240-001	BINDER CLIPS	10/03/2014	.28	.28
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				41.01	41.01
10-47-310 PROFESSIONAL/TECHNICAL SERVICE					
CASELLE	60783	hourly support	10/08/2014	140.00	140.00
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-RECORDER	10/01/2014	62.50	62.50
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-RECORDER	11/01/2014	62.50	62.50
Total 10-47-310 PROFESSIONAL/TECHNICAL SERVICE:				265.00	265.00
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JONES	100114	ATTORNEY SERVICES	10/01/2014	943.00	943.00
PARR BROWN GEE & LOVELES	803481	HR ATTORNEY FEES	10/13/2014	5,378.95	5,378.95
WILLIAMS & HUNT	36514	ATTORNEY SERVICES	09/30/2014	1,364.85	1,364.85
Total 10-49-310 ATTORNEY:				7,686.80	7,686.80
10-50-110 SALARIES/WAGES-PERMANENT					
HENDERSON CLEANING SERV	10614	SEPTEMBER CUSTODIAL SERVICES-CITY OFFICES	10/06/2014	695.00	695.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-50-110 SALARIES/WAGES-PERMANENT:				695.00	695.00
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
LES OLSEN CO.	SU038272	STAPLES FOR COPY MACHINE	10/13/2014	64.00	64.00
MODEL LINEN SUPPLY	0287677	MAT MAINTENANCE	09/30/2014	92.75	92.75
MODEL LINEN SUPPLY	0300624	MAT MAINTENANCE	10/28/2014	92.75	92.75
TECCON	IN 1986	PHONE SYSTEM ISSUES	09/23/2014	105.00	105.00
TECSERV, INC.	11879	SSL CERTIFICATE FOR EMAIL	10/16/2014	79.00	79.00
ZION'S BANK-BANKCARD CENT	101614.13	LOWES-ZEP SIDING CLEANER	10/16/2014	9.98	9.98
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				443.48	443.48
10-50-270 UTILITIES					
PLEASANT VIEW CITY	093014	UTILITIES-PV OLD OFFICE #503361	09/30/2014	1,141.60	1,141.60
QUESTAR GAS	100214	885 W PLEASANT VIEW DR	10/02/2014	16.08	16.08
QUESTAR GAS	100214	544 W ELBERTA DRIVE	10/02/2014	8.64	8.64
QUESTAR GAS	100214	520 W ELBERTA DR	10/02/2014	23.78	23.78
ROCKY MOUNTAIN POWER	101714	544 W ELBERTA DR	10/17/2014	43.58	43.58
ROCKY MOUNTAIN POWER	101714	520 W ELBERTA DR	10/17/2014	492.88	492.88
ROCKY MOUNTAIN POWER	101714	885 W PLEASANT VIEW DR-OFFICE	10/17/2014	2.53	2.53
Total 10-50-270 UTILITIES:				1,729.09	1,729.09
10-50-280 TELEPHONE					
FIRST DIGITAL	093014	OFFICE PHONES	09/30/2014	417.54	417.54
Total 10-50-280 TELEPHONE:				417.54	417.54
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	101614.12	CAL RANCH-SHOP SUPPLIES-METAL	10/16/2014	10.99	10.99
ZION'S BANK-BANKCARD CENT	101614.12	HOME DEPOT-VACUUM FILTER	10/16/2014	24.97	24.97
ZION'S BANK-BANKCARD CENT	101614.12	SMITH & EDWARDS-STENCILS FOR BARRICADES	10/16/2014	7.40	7.40
ZION'S BANK-BANKCARD CENT	101614.12	LOWES-SIDING CLEANER	10/16/2014	27.94	27.94
ZION'S BANK-BANKCARD CENT	101614.12	OREILLY AUTO-SHOP SUPPLIES	10/16/2014	37.35	37.35
ZION'S BANK-BANKCARD CENT	101614.12	OREILLY AUTO-STREETS/AIR FILTER/WIPER BLADES	10/16/2014	71.40	71.40
ZION'S BANK-BANKCARD CENT	101614.12	FASTENAL-SHOP SUPPLIES	10/16/2014	6.71	6.71
ZION'S BANK-BANKCARD CENT	101614.12	FASTENAL-SHOP SUPPLIES	10/16/2014	15.33	15.33
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				202.09	202.09
10-51-270 UTILITIES					
QUESTAR GAS	100214	530 W ELBERTA DR	10/02/2014	45.78	45.78
ROCKY MOUNTAIN POWER	101714	530 W ELBERTA DR	10/17/2014	70.33	70.33
ROCKY MOUNTAIN POWER	101714	520 W ELBERTA DR	10/17/2014	453.82	453.82
Total 10-51-270 UTILITIES:				569.93	569.93
10-51-280 TELEPHONE					
VERIZON WIRELESS	9733297164	MONTHLY SERVICE - ON CALL PHONE	10/06/2014	40.04	40.04
Total 10-51-280 TELEPHONE:				40.04	40.04
10-51-310 PROFESSIONAL & TECHNICAL					
HENDERSON CLEANING SERVI	10614	SEPTEMBER CUSTODIAL SERVICES-SHOP	10/06/2014	319.00	319.00
Total 10-51-310 PROFESSIONAL & TECHNICAL:				319.00	319.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER					
WEBER COUNTY RECORDER	100714	ONLINE PROPERTY DATA SERVICES	10/07/2014	150.00	150.00
Total 10-53-210 BOOKS & SUBSCRIPTIONS & MEMBER:				150.00	150.00
10-53-230 TRAVEL					
ZION'S BANK-BANKCARD CENT	101614.6	CALIFORNIA PIZZA KITCHEN-LUNCH DURING APAUT TR	10/16/2014	37.61	37.61
Total 10-53-230 TRAVEL:				37.61	37.61
10-53-240 OFFICE SUPPLIES AND EXPENSE					
LAYTON OFFICE SUPPLY	0170240-001	COPY PAPER	10/03/2014	18.48	18.48
LAYTON OFFICE SUPPLY	0170240-001	RUBBER BANDS	10/03/2014	1.25	1.25
LAYTON OFFICE SUPPLY	0170240-001	BINDER CLIPS	10/03/2014	.30	.30
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				20.03	20.03
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	16372	DRC MEETING ATTENDANCE	10/01/2014	1,189.50	1,189.50
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-PLANNING	10/01/2014	125.00	125.00
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-PLANNING	11/01/2014	125.00	125.00
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				1,439.50	1,439.50
10-53-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	101614.6	UTAH LEAGUE OF CITIES & TOWNS-2014 FALL CONFER	10/16/2014	150.00	150.00
ZION'S BANK-BANKCARD CENT	101614.6	SUMMER GARAGE-PARKING DURING CONFERENCE	10/16/2014	5.00	5.00
ZION'S BANK-BANKCARD CENT	101614.6	SUMMER GARAGE-PARKING DURING CONFERENCE	10/16/2014	5.00	5.00
ZION'S BANK-BANKCARD CENT	101614.6	SUMMER GARAGE-PARKING DURING CONFERENCE	10/16/2014	5.00	5.00
Total 10-53-330 EDUCATION AND TRAINING:				165.00	165.00
10-54-130 EMPLOYEE BENEFITS-GRP 1					
UTAH DEPT WORKFORCE SRVI	100114	UNEMPLOYMENT CLAIM-SCOTT JACKSON	10/01/2014	2,435.00	2,435.00
UTAH DEPT WORKFORCE SRVI	111/14	UNEMPLOYMENT CLAIM-SCOTT JACKSON	11/01/2014	1,948.00	1,948.00
Total 10-54-130 EMPLOYEE BENEFITS-GRP 1:				4,383.00	4,383.00
10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
CREATIVE CULTURE INSIGNIA,	3380	OVAL SHIELD BADGE	07/15/2014	85.00	85.00
UTAH CHIEFS OF POLICE ASS	922	2014 ANNUAL MEMBERSHIP DUES-RYON HADLEY	10/23/2014	100.00	100.00
Total 10-54-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				185.00	185.00
10-54-220 PUBLIC NOTICES					
OGDEN PUBLISHING CORP	0914157489	ADVERTISEMENT-REMAINDER OF CHARGES FROM ANI	09/30/2014	12.68	12.68
Total 10-54-220 PUBLIC NOTICES:				12.68	12.68
10-54-230 TRAVEL					
ZION'S BANK-BANKCARD CENT	101614.14	FLYING J-FUEL ON ROUTE TO TRAINING IN IDAHO	10/16/2014	50.00	50.00
ZION'S BANK-BANKCARD CENT	101614.14	GARRITY 66-FUEL ON ROUTE TO TRAINING IN IDAHO	10/16/2014	60.00	60.00
ZION'S BANK-BANKCARD CENT	101614.14	GARRITY 66-FUEL ON ROUTE TO TRAINING IN IDAHO	10/16/2014	70.00	70.00
Total 10-54-230 TRAVEL:				180.00	180.00
10-54-250 SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	101614.14	IMPACT GUNS-AMMUNITION	10/16/2014	90.15	90.15

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-54-250 SUPPLIES/MAINTENANCE:				90.15	90.15
10-54-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0221957	FUEL - POLICE DEPT	10/17/2014	2,804.89	2,804.89
Total 10-54-251 VEHICLE:FUEL:				2,804.89	2,804.89
10-54-253 VEHICLE: MAINTENANCE					
JACK'S TIRE & OIL COMPANY	272082-13	CHARGER-#10A/NEW TIRES	10/07/2014	687.36	687.36
NORTHSIDE CHEVRON	11792	CARWASH - POLICE	09/05/2014	6.00	6.00
NORTHSIDE CHEVRON	11794	CARWASH - POLICE	09/12/2014	6.00	6.00
WOODRUFF AUTO	59098	04 P/U TRUCK-BRAKE & REVERSE LIGHT REPLACEMEN	09/29/2014	17.56	17.56
WOODRUFF AUTO	59239	BRAKE CHECK FOR 2010 CHARGER	10/08/2014	23.83	23.83
WOODRUFF AUTO	59298	2012 DODGE RAM-OIL CHANGE/OIL FILTER & BULB	10/13/2014	66.59	66.59
WOODRUFF AUTO	59325	#10C-THERMOSTAT & GASKET TROUBLESHOOTING/RE	10/15/2014	154.47	154.47
Total 10-54-253 VEHICLE: MAINTENANCE:				961.81	961.81
10-54-280 COMMUNICATION SERVICES					
CENTURY LINK	100114	T-1 VERSATERM LINE FOR PD	10/01/2014	311.10	311.10
Total 10-54-280 COMMUNICATION SERVICES:				311.10	311.10
10-54-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORKMED	OG2674529	PRE-EMP DRUG SCREEN-BRADY BENSON	10/01/2014	44.00	44.00
JODI BEUS	101714	BLOOD DRAW-DEVON LYNCH	10/17/2014	70.00	70.00
Total 10-54-310 PROFESSIONAL/TECHNICAL SERVICE:				114.00	114.00
10-54-320 ANIMAL SERVICES					
ZION'S BANK-BANKCARD CENT	101614.14	WALMART-CAT LITTER/KITTEN MILK FOR ANIMAL CONT	10/16/2014	32.85	32.85
Total 10-54-320 ANIMAL SERVICES:				32.85	32.85
10-54-620 CONTRACTUAL SERVICES					
LEXIPOL LLC	12092	LAW ENFORCEMENT POLICY MANUAL	10/01/2014	1,950.00	1,950.00
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-PD	10/01/2014	375.00	375.00
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-PD	11/01/2014	375.00	375.00
Utah Communications Authority	51436	LOCAL POLICE RADIO SERVICE	09/22/2014	465.00	465.00
Total 10-54-620 CONTRACTUAL SERVICES:				3,165.00	3,165.00
10-58-280 TELEPHONE					
ZION'S BANK-BANKCARD CENT	101614.8	AT&T BILL PAYMENT-GLEN'S CELL PHONE	10/16/2014	118.31	118.31
Total 10-58-280 TELEPHONE:				118.31	118.31
10-60-250 EQUIP/SUPPLIES/MAINTENANCE					
BRIMHALL'S FENCE CO.	102514	REPAIRS TO WILDE/800 W FENCE	10/25/2014	545.00	545.00
ZION'S BANK-BANKCARD CENT	101614.12	OREILLY AUTO-PARKS/MOTOR OIL	10/16/2014	45.98	45.98
ZION'S BANK-BANKCARD CENT	101614.12	WHITEHEAD WHOLESALE-HP'S LAMP	10/16/2014	20.87	20.87
Total 10-60-250 EQUIP/SUPPLIES/MAINTENANCE:				611.85	611.85
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0221957	DIESEL	10/17/2014	2,319.30	2,319.30
TOM RANDALL DISTRIBUTING	0221957	FUEL - PUBLIC WORKS DEPT	10/17/2014	220.89	220.89

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-60-251 VEHICLE:FUEL:				2,540.19	2,540.19
10-60-253 VEHICLE: MAINTENANCE					
WHEELER CAT	RS0000017429	BACKHOE LEASE	10/22/2014	2,187.72	2,187.72
ZION'S BANK-BANKCARD CENT	101614.12	KIT*KAMAN-PLOW #1 BALL BEARING	10/16/2014	59.88	59.88
ZION'S BANK-BANKCARD CENT	101614.12	RUSH TRK CTR-#1 PLOW TRK-SUPPORTS	10/16/2014	133.98	133.98
ZION'S BANK-BANKCARD CENT	101614.12	FELT AUTO PTS-WIPERS FOR P/U & PLOW TRUCKS	10/16/2014	136.40	136.40
ZION'S BANK-BANKCARD CENT	101614.12	RUSH TRK CTR-PLOW #5-SUPPORTS	10/16/2014	75.00	75.00
Total 10-60-253 VEHICLE: MAINTENANCE:				2,572.78	2,572.78
10-60-270 UTILITIES					
ROCKY MOUNTAIN POWER	101714	681 W ELBERTA DR	10/17/2014	17.34	17.34
ROCKY MOUNTAIN POWER	101714	STREETLIGHTS	10/17/2014	40.39	40.39
WEBER COUNTY TREASURER	2014	170510066-PINEVIEW DIRECT CHARGES	10/22/2014	73.55	73.55
WEBER COUNTY TREASURER	2014	170590056-PINEVIEW DIRECT CHARGES	10/22/2014	205.00	205.00
Total 10-60-270 UTILITIES:				336.28	336.28
10-60-271 UTILITIES-SCHOOL XING					
ROCKY MOUNTAIN POWER	101714	3603 N 500 W	10/17/2014	22.10	22.10
ROCKY MOUNTAIN POWER	101714	3692 N 900 W	10/17/2014	11.30	11.30
ROCKY MOUNTAIN POWER	101714	3759 N 900 W	10/17/2014	11.30	11.30
Total 10-60-271 UTILITIES-SCHOOL XING:				44.70	44.70
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
HOFFMAN UTAH, INC	SL182156	VACTOR SRVC FOR DRAINS IN SHOP PARKING LOT	10/21/2014	585.00	585.00
IWORQ	6368	IWORQ SYSTEMS INTERNET SOFTWARE	10/24/2014	1,000.00	1,000.00
TECSERV, INC.	11856	MONTHLY NETWORK SERVICE-STREETS	10/01/2014	62.50	62.50
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-STREETS	11/01/2014	62.50	62.50
ZION'S BANK-BANKCARD CENT	101614.15	AMERICAN PUBLIC WORKS-AD FOR PUBLIC WORKS DIR	10/16/2014	395.00	395.00
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				2,105.00	2,105.00
10-60-470 STREET SUPPLIES/MATERIALS					
COMPASS MINERALS AMERICA	71235664	SALT FOR SNOWPLOWING	10/17/2014	2,416.25	2,416.25
INTERWEST SUPPLY CO.	IN0048849	SNOWPLOW BLADES	10/16/2014	8,524.02	8,524.02
STAKER & PARSON COMPANIE	3857517	ROAD BASE	10/23/2014	43.25	43.25
STAKER & PARSON COMPANIE	3858320	ROAD BASE	10/24/2014	590.72	590.72
Total 10-60-470 STREET SUPPLIES/MATERIALS:				11,574.24	11,574.24
10-60-490 CLASS "C"ROAD EXPENDITURES					
CRAFCO INC	05300153	CRACK SEAL TAR	10/22/2014	4,050.00	4,050.00
HOWE RENTS OF OGDEN	0134491-01	COMPRESSOR FOR CRACK SEALING	10/14/2014	161.35	161.35
HOWE RENTS OF OGDEN	0134718-01	COMPRESSOR FOR CRACK SEALING	10/28/2014	160.00	160.00
INTERSTATE BARRICADES	110314	FLAGS FOR CRACK SEAL TRAFFIC CONTROL	10/22/2014	136.00	136.00
Total 10-60-490 CLASS "C"ROAD EXPENDITURES:				4,507.35	4,507.35
10-60-610 PERSONNEL UNIFORMS					
ZION'S BANK-BANKCARD CENT	101614.12	SMITH & EDWARDS-COATS FOR PW	10/16/2014	166.23	166.23
Total 10-60-610 PERSONNEL UNIFORMS:				166.23	166.23

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	101614.12	CAL RANCH-PARTS FOR PARKS DEPT-CARRIAGE FLAT	10/16/2014	49.72	49.72
ZION'S BANK-BANKCARD CENT	101614.12	STATE TRAILER OGDEN-PARKS TRAILER PARTS	10/16/2014	28.27	28.27
ZION'S BANK-BANKCARD CENT	101614.12	CAL RANCH-PARKS-SPRINKLER PARTS	10/16/2014	8.47	8.47
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				86.46	86.46
10-70-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0221957	FUEL - PARKS	10/17/2014	220.89	220.89
Total 10-70-251 VEHICLE:FUEL:				220.89	220.89
10-70-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD CENT	101614.12	KIT*KAMAN-BIG DIXIE MOWER PARTS-PARKS	10/16/2014	37.07	37.07
ZION'S BANK-BANKCARD CENT	101614.12	MOTION INDUSTRIES-DIXIS CHOPPER BELT-PARKS	10/16/2014	9.70	9.70
Total 10-70-253 VEHICLE: MAINTENANCE:				46.77	46.77
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
ZION'S BANK-BANKCARD CENT	101614.12	PAYPAL*HENRY PAKIZ-CITY PARK BATHROOM WALL HE	10/16/2014	91.00	91.00
ZION'S BANK-BANKCARD CENT	101614.12	VIC'S QUALITY KEY-BLDG MNTNC-PARKS-	10/16/2014	9.60	9.60
ZION'S BANK-BANKCARD CENT	101614.12	BELL JANITORIAL-BLDG MAINTENANCE/PARKS	10/16/2014	100.15	100.15
ZION'S BANK-BANKCARD CENT	101614.9	BELL JANITORIAL SUPPLY-TRASH CAN LINERS	10/16/2014	96.55	96.55
ZION'S BANK-BANKCARD CENT	101614.9	IFA OGDEN-ROUNDUP/TURF TRAX_DYE/ACCU-POUR ME	10/16/2014	169.00	169.00
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				466.30	466.30
10-70-270 UTILITIES					
ROCKY MOUNTAIN POWER	101714	420 W 4300 N	10/17/2014	39.59	39.59
ROCKY MOUNTAIN POWER	101714	885 W PLEASANT VIEW DR	10/17/2014	.11	.11
WEBER COUNTY TREASURER	2014	170620021-PINEVIEW DIRECT CHARGES	10/22/2014	221.77	221.77
WEBER COUNTY TREASURER	2014	170590098-PINEVIEW DIRECT CHARGES	10/22/2014	1,485.00	1,485.00
WEBER COUNTY TREASURER	2014	170590004-PINEVIEW DIRECT CHARGES	10/22/2014	2,013.34	2,013.34
WEBER COUNTY TREASURER	2014	160090019-PINEVIEW DIRECT CHARGES	10/22/2014	298.58	298.58
WEBER COUNTY TREASURER	2014	170620023-PINEVIEW DIRECT CHARGES	10/22/2014	1,310.45	1,310.45
Total 10-70-270 UTILITIES:				5,368.84	5,368.84
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD CENT	101614.16	SMITH & EDWARDS-MESH BEACH BAGS	10/16/2014	10.35	10.35
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				10.35	10.35
10-71-310 PROFESSIONAL/TECHINCAL SERVICE					
COACH BACKGROUND	165	COACH BACKGROUND CHECKS	10/27/2014	74.75	74.75
Total 10-71-310 PROFESSIONAL/TECHINCAL SERVICE:				74.75	74.75
10-71-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD CENT	101614.16	SQ* UTAH RECREATION-URPA DIRECTORS RETREAT	10/16/2014	35.00	35.00
Total 10-71-330 EDUCATION AND TRAINING:				35.00	35.00
40-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	16372	CITY PARK PICKLEBALL COURTS	10/01/2014	9,484.25	9,484.25
OGDEN PUBLISHING CORP	0914100306	AD-PICKLEBALL BID	09/01/2014	555.93	555.93

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 40-46-310 PROFESSIONAL & TECHNICAL:				10,040.18	10,040.18
40-46-740 CAPITAL OUTLAY - EQUIPMENT					
ZION'S BANK-BANKCARD CENT	101614.8	THEBENCHFACTORY-PICKLEBALL BENCHES	10/16/2014	3,087.30	3,087.30
Total 40-46-740 CAPITAL OUTLAY - EQUIPMENT:				3,087.30	3,087.30
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
HOFFMAN UTAH, INC	SL182076	STORM DRAIN PIPE @ LOMOND VIEW NURSERY	10/02/2014	400.00	400.00
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				400.00	400.00
41-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0221957	FUEL - STORM WATER DEPT	10/17/2014	220.89	220.89
Total 41-40-251 VEHICLE:FUEL:				220.89	220.89
41-40-270 UTILITIES					
WEBER COUNTY TREASURER	2014	190870011-PINEVIEW DIRECT CHARGES	10/22/2014	129.65	129.65
WEBER COUNTY TREASURER	2014	173160019-PINEVIEW DIRECT CHARGES	10/22/2014	232.56	232.56
WEBER COUNTY TREASURER	2014	172860006-PINEVIEW DIRECT CHARGES	10/22/2014	139.45	139.45
WEBER COUNTY TREASURER	2014	171990015-PINEVIEW DIRECT CHARGES	10/22/2014	95.09	95.09
Total 41-40-270 UTILITIES:				596.75	596.75
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
JONES & ASSOCIATES	18372	STORM WATER ANNUAL REPORT	10/01/2014	500.25	500.25
JONES & ASSOCIATES	18372	WEBER COUNTY STORM WATER COALITION	10/01/2014	87.00	87.00
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				587.25	587.25
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
WHEELER CAT	MS000000231	CRACK SEALER	10/02/2014	30,500.00	30,500.00
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				30,500.00	30,500.00
43-40-750 LEASE					
WHEELER CAT	RS0000017802	BACKHOE LEASE	10/28/2014	7,000.00	7,000.00
Total 43-40-750 LEASE:				7,000.00	7,000.00
45-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	18372	SKYLINE DRIVE PROJECT	10/01/2014	247.50	247.50
JONES & ASSOCIATES	18372	CITY SHOPS PARKING LOT PAVING	10/01/2014	1,827.75	1,827.75
JONES & ASSOCIATES	18372	2014 PARKING LOT PROJECTS	10/01/2014	954.00	954.00
JONES & ASSOCIATES	18372	EST FLOOD DAMAGE REPAIR	10/01/2014	1,698.00	1,698.00
JONES & ASSOCIATES	18372	STREET PATCHING PROJECT	10/01/2014	429.00	429.00
JONES & ASSOCIATES	18372	GENERAL SIDEWALK REPAIRS	10/01/2014	39.00	39.00
Total 45-46-310 PROFESSIONAL & TECHNICAL:				5,195.25	5,195.25
45-46-730 IMPROVEMENTS-CONTRUCTION					
INTERSTATE BARRICADES	109745	500 W TRAFFIC CONTROL MESSAGE BOARDS	09/19/2014	316.30	316.30
Total 45-46-730 IMPROVEMENTS-CONTRUCTION:				316.30	316.30

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
ASPEN PAVING INC.	2493	WATERBOARD PATCHES-VARIOUS LOCATIONS	10/01/2014	900.00	900.00
HYDRO SPECIALTIES COMPAN	18956	BADGER LONG FLOW SENSOR	09/22/2014	546.00	546.00
JOHNSON ELECTRIC MOTOR I	4053	ELECTRICAL WIRING TO TROUBLESHOOT CONTROLS &	09/11/2014	130.00	130.00
JOHNSON ELECTRIC MOTOR I	S047025	TESTED DEEP WELL PUMP	09/05/2014	97.50	97.50
SMITH & EDWARDS CO.	90153	LIME-RUST REMOVER	09/18/2014	5.69	5.69
VFC	I034065-IN	500 W TANK LEVEL TRANSMITTER INSTALLED	10/29/2014	891.30	891.30
ZION'S BANK-BANKCARD CENT	101614.13	WHITEHEAD WHOLESALE-120V PHOTOCONTROL	10/16/2014	31.44	31.44
ZION'S BANK-BANKCARD CENT	101614.4	OLDCASTLE PRECAST-BRASS NIPPLES	10/16/2014	25.87	25.87
ZION'S BANK-BANKCARD CENT	101614.4	SMITH & EDWARDS-GLDN EGLE DEER, XL/WNTR EGLE	10/16/2014	34.18	34.18
ZION'S BANK-BANKCARD CENT	101614.4	OLDCASTLE PRECAST-RUBBER METER GASKET	10/16/2014	6.12	6.12
ZION'S BANK-BANKCARD CENT	101614.4	BOLT & NUT SUPPLY CO-HEX BOLTS	10/16/2014	5.88	5.88
ZION'S BANK-BANKCARD CENT	101614.4	OLDCASTLE PRECAST-REPAIR CLAMPS	10/16/2014	124.36	124.36
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				2,798.34	2,798.34
51-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0221957	FUEL - WATER DEPT	10/17/2014	584.89	584.89
Total 51-40-251 VEHICLE:FUEL:				584.89	584.89
51-40-270 UTILITIES					
QUESTAR GAS	100214	4890 BURNHAM DRIVE PUMP	10/02/2014	23.45	23.45
ROCKY MOUNTAIN POWER	101714	4909 N BURNHAM	10/17/2014	1,054.74	1,054.74
ROCKY MOUNTAIN POWER	101714	5181 N JESSE CREEK DR	10/17/2014	1,339.06	1,339.06
ROCKY MOUNTAIN POWER	101714	129 W 4600 N	10/17/2014	1,431.51	1,431.51
WEBER COUNTY TREASURER	2014	16-009-0028 CREDIT FROM LAST YEARS OVERPAYMENT	10/22/2014	96.77	96.77
Total 51-40-270 UTILITIES:				3,751.99	3,751.99
51-40-280 TELEPHONE					
VERIZON WIRELESS	9732337586	MONTHLY SERVICE - FRED	09/19/2014	85.62	85.62
VERIZON WIRELESS	9734037422	MONTHLY SERVICE - FRED	10/19/2014	84.32	84.32
Total 51-40-280 TELEPHONE:				169.94	169.94
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
EARTH NET CONSULTING, LLC	450	CULINARY WATER ANALYSIS	10/10/2014	126.00	126.00
JONES & ASSOCIATES	18372	2014 WATER CONSERVATION REPORT	10/01/2014	304.50	304.50
JONES & ASSOCIATES	18372	WELL #4-WATERLINE, WELL HOUSE & RESERVOIR PROJ	10/01/2014	15,116.75	15,116.75
JONES & ASSOCIATES	18372	WELL #4 - WATER RIGHTS CHANGE APPLICATIONS	10/01/2014	520.00	520.00
SMITH HARTVIGSEN, PLLC	30154	LEGAL COUNSEL FOR WATER RIGHTS & APPLICATIONS	09/30/2014	4,005.00	4,005.00
TECSERV, INC.	11858	MONTHLY NETWORK SERVICE-WATER	10/01/2014	62.50	62.50
TECSERV, INC.	11894	MONTHLY NETWORK SERVICE-WATER	11/01/2014	62.50	62.50
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				20,197.25	20,197.25
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT201402447	BILLABLE FAX NOTIFICATIONS	09/30/2014	106.40	106.40
BLUE STAKES OF UTAH	UT201402715	BILLABLE FAX NOTIFICATIONS	10/31/2014	118.37	118.37
Total 51-40-610 MISCELLANEOUS SUPPLIES:				224.77	224.77
53-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTING	0221957	FUEL - SEWER DEPT	10/17/2014	125.33	125.33
Total 53-40-251 VEHICLE:FUEL:				125.33	125.33

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
55-40-500 COLLECTION-GARBAGE					
ECONO WASTE	355742	SOLID WASTE	10/05/2014	9,172.80	9,172.80
Total 55-40-500 COLLECTION-GARBAGE:				9,172.80	9,172.80
55-40-501 COLLECTION-RECYCLING					
ECONO WASTE	355742	SOLID WASTE-RECYCLING	10/05/2014	6,060.00	6,060.00
Total 55-40-501 COLLECTION-RECYCLING:				6,060.00	6,060.00
55-40-510 DISPOSAL-LANDFILL					
WEBER COUNTY TRANSFER S	093014	SOLID WASTE	09/30/2014	9,293.44	9,293.44
Total 55-40-510 DISPOSAL-LANDFILL:				9,293.44	9,293.44
55-46-740 CAPTIAL OUTLAY - EQUIPMENT					
ROTATIONAL MOLDING OF UT	30147	TRASH CONTAINERS	10/31/2014	2,565.00	2,565.00
Total 55-46-740 CAPTIAL OUTLAY - EQUIPMENT:				2,565.00	2,565.00
60-40-220 PUBLIC NOTICES					
OGDEN PUBLISHING CORP	0914100306	AD-RDA BUDGET HEARING	09/01/2014	54.25	54.25
Total 60-40-220 PUBLIC NOTICES:				54.25	54.25
Grand Totals:				323,134.57	323,134.57

Dated: _____

Mayor: _____

City Council: _____

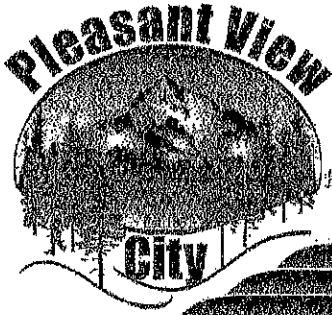
City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.



520 W. Elberta Dr.
Pleasant View, Ut 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

November 17, 2014

RE: Harrisville's Application for CDBG Funding for a Walking Path on 2550 North

Dear CDBG Funding Committee:

Pleasant View City wishes to express support for Harrisville's grant application for a walking path on 2550 North. This walking path project impacts three cities (Pleasant View, Harrisville and North Ogden), two elementary schools, a community pool, and a fire station. Recent residential growth in adjacent areas has increased usage of 2550 North for pedestrians, but has not directly contributed to infrastructure improvements on 2550 N. There are stretches where sidewalk, curb, and gutter is nonexistent, creating a safety hazard for children who walk to school as well as other pedestrians, cyclists, joggers, etc. Recently North Ogden completed a portion walking path, so the Pleasant View/Harrisville section is the remaining missing link.

Pleasant View is eager to participate in this collaborative project with the school district and our neighbor cities. However, costs of property acquisition and construction combined with a lack of funding restrict our ability to make these necessary safety improvements. Citizens, PTA members, and elected officials strongly believe we need to provide connectivity from established sidewalks through undeveloped areas in order to provide a safe walking route for children to attend Majestic Elementary School, Maria Montessori School, and North Ogden's pool. Assistance with CDBG funds would allow us to realize this goal.

Your generosity in considering this CDBG grant application is deeply appreciated.

If you have any questions regarding our support of Harrisville's application, please contact the City at (801) 782-8529.

Sincerely,

A handwritten signature in black ink, appearing to read "Toby Mileski", is written over a horizontal line.

Mayor Toby Mileski



City Council

STAFF REPORT

AGENDA ITEM

2

TO: Honorable Mayor and City Council

FROM: Valerie Claussen, MPA, AICP
Assistant City Administrator
vclaussen@pleasantviewcity.com or (801) 827-0468

MEETING DATE: November 25, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 13-033** a text amendment to remove Chapter 18.68 Master Planned Community (MPC) from the City Municipal Code.

RECOMMENDATION

Move to **adopt** the Ordinance which would enact the text amendment for repealing the Master Planned Community (MPC) from the City Municipal Code, based on the discussions and findings of the Staff Report, and other discussions and findings of the City Council meeting.

BACKGROUND

On February 25, 2014 Council took no action on this item. Since that time, it has been requested to be taken under consideration again. The item was re-noticed and scheduled for a public hearing at the November 6, 2014 Planning Commission meeting and the November 25, 2014 City Council meeting.

Planning Commission Recommendation

The Planning Commission unanimously recommended approval of the zoning text amendment at the November 6, 2014 meeting.

SUMMARY & ANALYSIS

The MPC zoning district was adopted in 2005 for specific purposes that were of priority at that time. Subsequently, this zoning district no longer serves the full purposes or intent of the City's General Plan for large acreage of properties that are located north of 4300 North. Furthermore, in light of the City's water source concerns and further studies that are being initiated and commencing, the repeal of this zoning district is being recommended.

The following findings can be made for the repeal of Chapter 18.68 Master Planned Community (MPC) zoning district (*Attachment 1: Chapter 18.68 of the Municipal Code*):

- The removal of this district is consistent with the City's General Plan for the type of future anticipated development of the properties north of 4300 North
- The City's purposes and priorities that were present in 2005 no longer exist
- Changed conditions relating to priorities and purposes, in addition to limited water sources have deemed this zoning district no longer necessary
- The sustainability of such type of development in the immediate or near future is questionable

Public Comment

Other public hearings regarding this text amendment were held earlier this year. The minutes to those meetings are attached for reference (*See Attachment 2: Compilation of Meeting Minutes*).

ATTACHMENTS

- 1) Chapter 18.68 of the Municipal Code
- 2) Compilation of Meeting Minutes
- 3) Ordinance

Chapter 18.68 — Master Planned Community (MPC)

18.68.010 Purpose and Intent

The purpose of the Master Planned Community zone designation is to provide a regulatory tool which allows for large properties to be developed in accordance with a specific plan. The MPC relies on the submission of a specific plan, creation of unique zone descriptions, and negotiated development agreements to promote inventive and efficient land use patterns that would otherwise be difficult or impossible to accomplish under other Pleasant View City zoning ordinances. Such areas will result in a unified development that promotes a sense of community, high quality design standards, walkable neighborhoods, centers of activity, and increased compatibility with surrounding properties. Such areas may promote a mix of uses, traditionally separated in the Pleasant View Zoning Ordinance.

Specific plans are conceptual in nature but more precise than the City's General Plan. Specific plans will generally include text and maps sufficient to clarify all proposed land use issues concerning the site. Specific plans shall provide clear goals for the area which can be translated into a more formal zoning designation. (Ord.2005-5, 6/14/05)

18.68.020 MPC Zones Created

An area approved as a MPC may generally follow the requirements of an existing conventional zone but shall be considered a new zoning district. If an existing zone is to be followed, variations from that zone are anticipated and encouraged to meet the goals of the approved specific plan. Property to which the MPC has been applied may require a General Plan change, followed by a subdivision(s) or conditional use permit(s) and shall be developed only in conformance with an approved specific plan and development agreement. Land uses appropriate to the area shall be defined in the process and in the new zone. (Ord.2005-5, 6/14/05)

18.68.030 Eligibility

To be considered for a MPC zone, all applications shall meet the following criteria:

1. Encompass a minimum of 100 acres to assure reasonable internal and external land use compatibility.
2. Demonstrate in textual, visual, and oral form to the Planning Commission and City Council that the property in question is unique due to slope, natural features, sensitive lands, natural hazards, current land use, or that difficult hardship related conditions exist.
3. All areas of the proposed MPC zone shall be included in the specific plan.
4. Offer unique advantages over traditional forms of development as determined by the Planning Commission and City Council. (Ord.2005-5, 6/14/05)

18.68.040 Master Planned Community Application Submittal

Minimum requirements for submittal to the Planning Commission are as follows.

1. An accurate and legal description of the entire MPC zone to be designated. A map shall be included showing the area and vicinity.
2. A specific plan including the location, arrangement and configuration of the various land uses proposed, the general alignment of arterial, collector, and other streets, the system of open spaces and pedestrian/bicycle trails, streetscapes, existing vegetation, general lotting patterns, density, and development amenities.
3. Contour information shall be provided in areas with slopes over 10%. Anticipated final grading should also be identified.
4. A source for pressurized secondary water and the ability to provide such waters.
5. Proposed locations for stormwater detention and the system for collection and distribution.
6. Architectural concepts for each land use proposed.
7. A list of permitted and conditional uses.

8. Standards for height, placement, and size of buildings including setbacks. (Ord.2005-5, 6/14/05)

18.68.050 Rezoning Required

A General Plan amendment may be required and processed concurrently with the rezone petition. The rezoning shall follow the procedures outlined in Chapter 18.62. As a minimum, the zone approval by the City Council shall include the following approvals:

1. A Specific Plan including maps, text, and supporting information as defined in the previous section.
2. The text for the draft MPC zone, and any associated sub-districts, to be implemented, generally defined with the following elements:
 - A. Name of Zone/Purpose/Goals
 - B. Permitted Uses
 - C. Conditional Uses
 - D. Lot area, width, setbacks, building heights, lot coverage, housing densities of up to 6 units per acre for portions of the development.
 - E. Streetscapes, parking and circulation
 - F. Fencing
 - G. Signs
 - H. Architectural standards
3. A Development Agreement that runs with the land. (Ord.2005-5, 6/14/05)

18.68.060 Zone Designation

Each MPC zone shall have a unique designation pertaining to the area to be rezoned. It shall be designated by the prefix "MPC" and then a descriptive title for the area it is intended to cover. Each new MPC zone shall be added to this chapter. (Ord.2005-5, 6/14/05)

18.68.070 Phasing

Projects may be phased over a defined number of years. For example, a project may have an initial phase of land contouring or gravel extraction, and then lead into residential or commercial construction or development. Phasing shall be defined as part of the specific plan.

If no new construction is contemplated during the first phase of a project, which meets the goals of the specific plan, the establishment of the new MPC zone text and ordinance may be postponed to an appropriate time, when new construction is imminent. The Development Agreement shall be required, however. (Ord.2005-5, 6/14/05)

18.68.080 Exceptions or Variations from the Approved Specific Plan

After adoption of the MPC, during the construction process, there may be a need for modifications to the plans. Changes to the specific plans shall only be approved if better design, resulting in increased internal and external compatibility, can be achieved. The Planning Commission shall hold a hearing and make a determination in favor, against, or a modification to the proposal. All approved specific plans shall be strictly followed. (Ord.2005-5, 6/14/05)

18.68.090 Zoning Reversion

If substantial construction or the initial defined phase is not begun within three (3) years, the MPC zone will be considered abandoned and revert to the previous zone designation. Extensions of the zoning designation may be granted by the City Council, if legitimate reasons are offered by the applicant or property owner, or the City Council finds that it is in the best interest of Pleasant View City to continue the zone designation. (Ord.2005-5, 6/14/05)

Compilation of City Council and Planning Commission Minutes

City Council
JANUARY 28, 2014

1

3. Public Hearing, discussion and possible action on ZTA 13-033 a text amendment to remove Chapter 18.68 Master Planned Community (MPC) from the City Municipal Code. (Presenter: Valerie Claussen)

Valerie Claussen: this is a text amendment that was adopted in 2005 for a specific purpose; subsequently this zoning district no longer serves the full purpose or intent of the City's General Plan. This last summer an applicant came to a DRC meeting but there were deficiencies, one being secondary water, and now culinary water issue. They have no vesting. The priorities of the city have changed and water is priority.

Motion was made by CM Boehme to go into a public hearing to consider possible action on ZTA 13-033 a text amendment to remove Chapter 18.68 Master Planned Community (MPC) from the City Municipal Code. 2nd by CM Humphreys. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

Cecil Satterthwaite: I am a property owner. Cecil read from the General Plan. I don't understand the reason to take this off the books. I am opposed to removing it. It could be a negotiable development. William Sneddon: it started back in June that Bruce Jones had excess water for 40 acres. We would like to see how this would be accepted by the city. Bruce Talbot said it should be a MPC zone. It was submitted for discussion. It needs secondary water. Bruce Talbot suspended the application. We need to work with Pineview. It is the chicken and the egg issue and the number of houses the city will allow. I just found out you were pulling the MPC Zone. The MPC is for large properties. Our plan should at least be given merit. I don't know how it could be any better. We put forth good faith development. MPC can be good for all of us. There are a lot of issues; water and roads. It would be nice if the city would work out a plan with us. A 5 acre zone won't work for us. Leave the MPC in place and reevaluate our plan.

Motion was made by CM Humphreys to continue the public hearing to February 25, 2014. 2nd by CM Marker. Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

CM Burns: we appreciate work going forward. We have learned of the desires of the citizens in a 2009 process. CM Gibson: hopefully we get the planning commission's decision, their reasons and have it covered in the Master Plan. Valerie Claussen: it will be wrapped up in the Master Plan update. CM Humphreys: I was on the council in 2005 when this all came up.

Voting on the motion: Voting Aye: CM Boehme, CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 5-0.

Compilation of City Council and Planning Commission Minutes

City Council
FEBRUARY 25, 2014

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5. Public Hearing, Discussion and Possible Action on ZTA 13-033 a text amendment to remove Chapter 18.68 Master Planned Community (MPC) from the City Municipal Code. (Continued from the January 28, 2014 Council Meeting.) (Presenter: Valerie Claussen)

Valerie Claussen: this is continued from the January 25th city council meeting. The planning commission had not heard it at that time. The planning commission took no action. The findings are similar as that of last time. Development agreements should not be tools to be flexible. A good development doesn't need flexibility and they are usually above the basic standards. There are concerns with the MPC and flexibility. If developments are familiar with the expectations, code standards are set and they are not arbitrary as in a development agreement. This is within the city council's purview to take action on this issue. Mayor Mileski: what has to happen for this to take effect for a development? Valerie Claussen: it would take a general plan and zoning change. Mayor Mileski: we don't need to do anything with it. Melinda Greenwood: Valerie Claussen and I have spoken with Mike Houtz and there is no liability if action is taken now.

Motion was made by CM Humphreys to go into a public hearing on ZTA 13-033 a text amendment to remove Chapter 18.68 Master Planned Community (MPC) from the City Municipal Code. 2nd by CM Gibson. Voting Aye: CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 4-0

Cecil Satterthwaite: no one from the public hearing wants it removed. Leave it on the books and until the general plan is updated. I would like to be on the general plan update. I don't know where this came from except just from staff. I don't see a reason to remove it. William Sneddon (4300 N): my attorney Bruce Baird said the MPC is in place so large parcel can be developed as one place. Nothing can happen until you approve it. Wait until you see the general plan.

Motion was made by CM Humphreys to end the public hearing. 2nd by CM Burns. Voting Aye: CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 4-0

CM Gibson: is this for a specific location? Valerie Claussen: it is for all over the city but it is limited to 100 acres. It is self-limiting. Mayor Mileski: don't mess with it. Let's do it all at the same time and we don't have water. CM Marker: why is this being reviewed? CM Humphreys: it's a good review of the ordinances. Valerie Claussen: this ordinance will not be reviewed in the general plan update. CM Humphreys: I was on the planning commission when this came up and I remember that it was for a specific place of property and for skyline drive. Things are different now. CM Burns: people are concerned with aquifer and feelings are out there.

Motion was made by CM Humphreys to take no action. 2nd by CM Gibson. Voting Aye: CM Burns, CM Gibson, CM Marker, and CM Humphreys. Motion passed 4-0

Compilation of City Council and Planning Commission Minutes

*Planning Commission
January 9, 2014*

3

2. Public Hearing, Discussion, and Possible Action on ZTA 13-033 a text amendment to remove Chapter 18.68 Master Planned Community (MPC) from the City Municipal Code.

Andy Nef moved to open a public hearing. Motion was seconded by Tony Pitman. Voting was unanimous in favor.

Valerie said that since her second day working for the city she has heard that we need to get rid of this zone. It was adopted in 2005 and it's no longer serving the purpose it was created for. Removal of this ordinance is more consistent with the Master Plan.

Richard Christofferson asked for more detail about what's been voted on. Valerie said the last section of the zoning ordinance and it's not realistic to have that kind of density up there especially without culinary and secondary water in the area. Richard Christofferson said that he would think it would drive water up there. John D'Agnillo said that it was created in conjunction with the Mountain Zone to accommodate a specific development that never ended up happening. John asked why we can't just use the Mountain Zone in that area.

Richard Christofferson said that he thought cluster homes would be better for the city. Valerie said those would fall under the Mountain Zone, not the MPC Zone. Melinda Greenwood said that it doesn't specify above 4300 North but that's the only place with enough land. Tony Pitman said that this ordinance is very open ended and dangerous and we could end up with all kinds of things up there. Danielle Jeppson asked if anything can go in the Mountain Zone. Valerie said that the MPC Zone is open ended with a development agreement. John D'Agnillo said that the Mountain Zone doesn't exist. Melinda Greenwood said that's because it's very controversial and people didn't want higher density above 4300 North. Because it's political enough the City Council wanted to let it sit for a while. John D'Agnillo said that maybe the Commission could take time to read the ordinance and then talk about it next time.

Tony Pitman moved to continue this item to the next meeting. Motion was seconded by John D'Agnillo. Voting was unanimous in favor.

Valerie said that she'll get the Commission an electronic copy of the ordinance. Valerie stated that this item is on the agenda for the January 28th City Council meeting and it wouldn't surprise her if they took some action on the item that night.

Compilation of City Council and Planning Commission Minutes

Planning Commission
FEBRUARY 6, 2014

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3. Public Hearing, Discussion, and Possible Action on ZTA 13-033 a text amendment to remove Chapter 18.69 Master Planned Community (MPC) from the City Municipal Code. (Continued from the January 9, 2014 Commission Meeting).

Andy Nef moved to open a public hearing. Motion was seconded by Tony Pitman. Voting was unanimous in favor.

Valerie said that last month the public hearing was double advertised and the Council set a public hearing for February 25th. Public comment has been given and both parties wanted to express their desire to keep the zone as is. The recommendation is to hold the public hearing and continue a decision to the Master Plan update. John D'Agnillo said that a third option would be to do nothing at all.

Bruce Baird said that he is at the meeting as counsel for Bill Sneddon and he helped write the ordinance back in 2005. Mr. Baird said that as an attorney he rewrites code and he's worked on a hundred developments and removing a tool like this makes no sense. Mr. Baird said that it doesn't mean it could be applied to just anything and guns don't kill people. This just gives you a planning tool and having it merely exist doesn't hurt anyone. The ordinance was written for a reason but it could be broadly applied and there's at least one other city that has adopted this particular ordinance because it was so great. Mr. Baird said that both of his clients have property that they may bring forward and the Planning Commission or City Council could deny it; no harm, no foul. Mr. Baird said that he's done 20 Master Plans in the state and he's written similar ordinances.

Tony Pitman said he's really glad Mr. Baird is at the meeting and asked if the developer meets all requirements of the zone the Commission could still deny the request. Mr. Baird said yes the Commission could and the reason could be as simple as it was reasonably debatable and a court would side with you. Mr. Baird said that he can't beat a rezoning case. Tony Pitman said that if the zone is applied and the development agreement is in place, the developer can't complete it with that zone in place they still don't have free reign. Mr. Baird said that the development agreement is a contract and that would be a breach. Valerie said that's true but it's extremely difficult to enforce. Mr. Baird said "One of us has been involved with 40 similar cases, one of us has actual experience, one of us actually helped write this ordinance".

John D'Agnillo asked why it's better for the city to leave the zone in place and not change it. John also asked why Mr. Baird thinks this ordinance is better than others on the books. Mr. Baird said it's because of flexibility and how its design tailored to the project where you tradeoff for density and if you don't like the project you just say no. Mr. Baird said that the developer won't win if they sue and all large projects in the state are moving toward Master Planned zones. Danielle Jeppson said it sounds like a glass half full or glass half empty type of thing. Danielle said that the Commission has been told in the past that they have to approve a request if the applicant meets all the requirements. Valerie said that re-zoning's get political and explained why it's harder for smaller cities to enforce. Valerie said there is some risk and said there are other options and other avenues that are available.

Mr. Baird apologized for getting so heated and said that he has implemented such zones in many cities, but this is the first city that's looking at removing such a zone. Mr. Baird said that you write it into the

Compilation of City Council and Planning Commission Minutes

development agreement and you already have the tool to do it. Mr. Baird "One of us has actual experience". Valerie said "Two of us have experience; just different experiences than Mr. Baird."

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Cecil Satherwaite said that maybe the ordinance is not perfect but his goal is for a large project that matches the goals of the city. Mr. Satherwaite said that a good project not only benefits him but the city as well and would be something both would be proud of. Mr. Satherwaite said that it makes more sense with 100 acres of land for everyone to look at different options including estate living, condos, senior homes, etc. and target all kinds of housing ordinances that require a development agreement. Mr. Satherwaite asked what he's supposed to do without an ordinance like this; he likes it and would hate to see it taken away. John D'Agnillo said that the Commission is not part of the development agreement process. Valerie said that the Commission would see parts of it; zoning etc., but a lot of the wheeling and dealing happens at the Council level. Andy Nef was excused and left the meeting.

Nathan Peterson said that he's heard both sides that the ordinance is not perfect. Mr. Baird said that he didn't say that, things are always updated and this ordinance is eight years old.

With no further public comment, Richard Christofferson moved to close the public hearing. Motion was seconded by Tony Pitman. Voting was unanimous in favor.

Richard Christofferson said that he was on the Commission at the time this was implemented and he remembers originally looking at during the same time as the General Plan and the reason we went with this is because we wanted access to the trails up there. Richard said that once homes are built up there he wonders how people will get up there. Richard said that Pleasant View wants seven parks and they're certainly not going to pay for each of them. Danielle Jeppson said that she thinks it's a good idea for parks and trails, but she's concerned about the less desirable options that could come in. Nathan Peterson asked if we can somehow verify that the Commission is not part of the development agreement process. Valerie said that the Commission is a recommending body. Tony Pitman said that he has the same concerns and maybe we can further perfect the ordinance and include that a development agreement has to come before the Commission. John D'Agnillo said that he read the document a number of times and it does provide considerable latitude with a development agreement. John said he's not sure that's desirable for the city. John said he wonders if makes sense to do something now or wait until after the Master Plan re-write when options will be reviewed and we may find that it's not a desirable thing for Pleasant View.

Tony Pitman moved to recommend to the City Council that this ordinance not be removed at this time to allow the Council, Commission, public representatives and developers to discuss it as part of the Master Plan update later this year. Motion was seconded by Richard Christofferson. After a short discussion a roll call vote took place. Voting yes were Richard Christofferson and Tony Pitman. Voting Nay were Nathan Peterson, John D'Agnillo and Danielle Jeppson. Motion died due to lack of a quorum.

Richard Christofferson moved to recommend to the City Council to leave the ordinance alone until the Master Plan rewrite. Motion was seconded by Danielle Jeppson. After a short discussion another roll call vote took place. Voting yes were Richard Christofferson and Danielle Jeppson. Voting Nay were John D'Agnillo, Tony Pitman and Nathan Peterson. Motion died due to lack of a majority voting yes.

Tony Pitman said this is really exciting seeing government work like it should and wondered if the Commission could stand silent on the issue.

The Planning Commission decided to take no action and move onto the next agenda item.

ORDINANCE NO. 2014-_____

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL AMENDING SECTION 18.68 MASTER PLANNED COMMUNITY (MPC) OF THE MUNICIPAL CODE.

WHEREAS, Pleasant View City finds that the removal of Section 18.68 Master Planned Community (MPC) is consistent with the City's existing General Plan;

WHEREAS, Pleasant View City finds that purposes and intents of Section 18.68 are no longer applicable under changed circumstances of the City's existing priorities; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: Chapter 18.68 Master Planned Community (MPC) is hereby repealed in its entirety.

SECTION TWO: This ordinance shall take effect immediately upon posting.

DATED this 25th day of November, 2014.

PLEASANT VIEW CITY, UTAH

Toby Mileski, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2014

This ordinance has been approved by the following vote of the Pleasant View City Council:

_____ Councilmember Boehme
Councilmember Burns
Councilmember Humphreys
Councilmember Gibson
Councilmember Marker



City Council

STAFF REPORT

AGENDA ITEM

3

TO: Honorable Mayor and City Council

FROM: Valerie Claussen, MPA, AICP
Assistant City Administrator
vclaussen@pleasantviewcity.com or (801) 827-0468

MEETING DATE: November 25, 2014

SUBJECT: Public hearing and discussion on the 2014 Water Conservation Plan update

RECOMMENDATIONS

- 1) Open the public hearing and discuss the Water Conservation Plan
- 2) Continue the public hearing and the item to the December 9, 2014 Council Meeting.

BACKGROUND

State Code (73-10-32) requires that municipalities who supply water to their residents update their Water Conservation Plans not less than every five years (*See Attachment A: State Code Excerpt*). The code also requires the City to reasonably notice and hold a public hearing to receive comment on the plan at least once every five years. The City is to have a formal discussion and formal adoption of the plan, as well. This first meeting is intended to open the public hearing and begin the discussion, with formal adoption of the Plan, by ordinance, to occur at the next regularly scheduled meeting.

ATTACHMENTS

- A) State Code Excerpt
- B) 2014 Water Conservation Plan

73-10-32 Definitions -- Water conservation plan required.

(1) As used in this section:

- (a) "Board" means the Board of Water Resources created under Section 73-10-1.5.
- (b) "Division" means the Division of Water Resources created under Section 73-10-18.
- (c) "Retail" means the level of distribution of culinary water that supplies culinary water directly to the end user.
- (d) "Retail water provider" means an entity which:
 - (i) supplies culinary water to end users; and
 - (ii) has more than 500 service connections.
- (e) "Water conservancy district" means an entity formed under Title 17B, Chapter 2a, Part 10, Water Conservancy District Act.
- (f) "Water conservation plan" means a written document that contains existing and proposed water conservation measures describing what will be done by retail water providers, water conservancy districts, and the end user of culinary water to help conserve water and limit or reduce its use in the state in terms of per capita consumption so that adequate supplies of water are available for future needs.

(2)

(a) Each water conservation plan shall contain:

- (i) a clearly stated overall water use reduction goal and an implementation plan for each of the water conservation measures it chooses to use, including a timeline for action and an evaluation process to measure progress;
- (ii) a requirement that each water conservancy district and retail water provider devote part of at least one regular meeting every five years of its governing body to a discussion and formal adoption of the water conservation plan, and allow public comment on it;
- (iii) a requirement that a notification procedure be implemented that includes the delivery of the water conservation plan to the media and to the governing body of each municipality and county served by the water conservancy district or retail water provider; and
- (iv) a copy of the minutes of the meeting and the notification procedure required in Subsections (2)(a)(ii) and (iii) which shall be added as an appendix to the plan.

(b) A water conservation plan may include information regarding:

- (i) the installation and use of water efficient fixtures and appliances, including toilets, shower fixtures, and faucets;
- (ii) residential and commercial landscapes and irrigation that require less water to maintain;
- (iii) more water efficient industrial and commercial processes involving the use of water;
- (iv) water reuse systems, both potable and not potable;
- (v) distribution system leak repair;
- (vi) dissemination of public information regarding more efficient use of water, including public education programs, customer water use audits, and water saving demonstrations;
- (vii) water rate structures designed to encourage more efficient use of water;
- (viii) statutes, ordinances, codes, or regulations designed to encourage more efficient use of water by means such as water efficient fixtures and landscapes;
- (ix) incentives to implement water efficient techniques, including rebates to water users to encourage the implementation of more water efficient measures; and
- (x) other measures designed to conserve water.

(c) The Division of Water Resources may be contacted for information and technical resources regarding measures listed in Subsections (2)(b)(i) through (2)(b)(x).

(3)

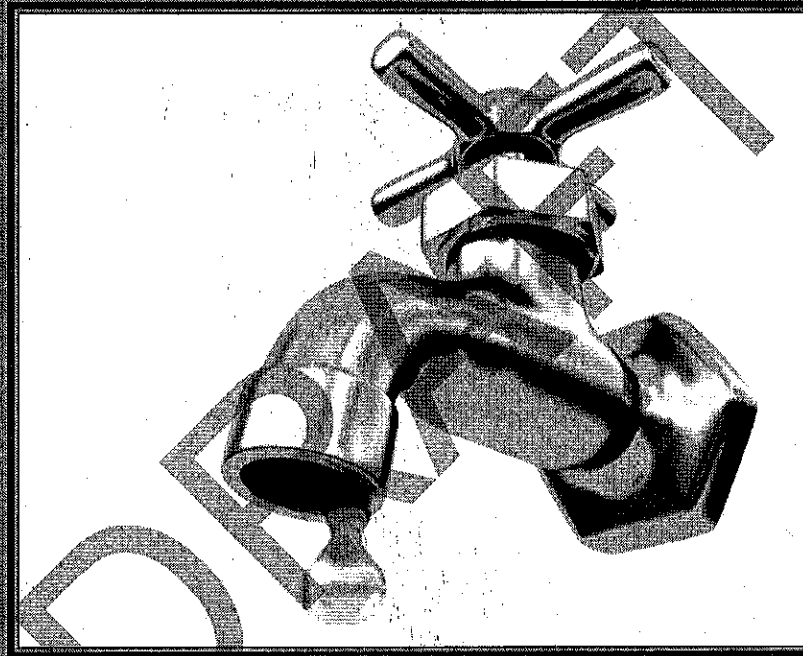
(a) Before April 1, 1999, each water conservancy district and each retail water provider shall:

- (i)
 - (A) prepare and adopt a water conservation plan if one has not already been adopted; or
 - (B) if the district or provider has already adopted a water conservation plan, review the existing water conservation plan to determine if it should be amended and, if so, amend the water conservation plan; and
- (ii) file a copy of the water conservation plan or amended water conservation plan with the division.
- (b) Before adopting or amending a water conservation plan, each water conservancy district or retail water provider shall hold a public hearing with reasonable, advance public notice.
- (4)
 - (a) The board shall:
 - (i) provide guidelines and technical resources to retail water providers and water conservancy districts to prepare and implement water conservation plans;
 - (ii) investigate alternative measures designed to conserve water; and
 - (iii) report regarding its compliance with the act and impressions of the overall quality of the plans submitted to the Natural Resources, Agriculture, and Environment Interim Committee of the Legislature at its meeting in November 2004.
 - (b) The board shall publish an annual report in a paper of state-wide distribution specifying the retail water providers and water conservancy districts that do not have a current water conservation plan on file with the board at the end of the calendar year.
- (5) A water conservancy district or retail water provider may only receive state funds for water development if they comply with the requirements of this act.
- (6) Each water conservancy district and retail water provider specified under Subsection (3)(a) shall:
 - (a) update its water conservation plan no less frequently than every five years; and
 - (b) follow the procedures required under Subsection (3) when updating the water conservation plan.
- (7) It is the intent of the Legislature that the water conservation plans, amendments to existing water conservation plans, and the studies and report by the board be handled within the existing budgets of the respective entities or agencies.

Amended by Chapter 329, 2007 General Session

PLEASANT VIEW CITY

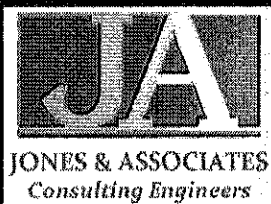
Water Conservation Plan



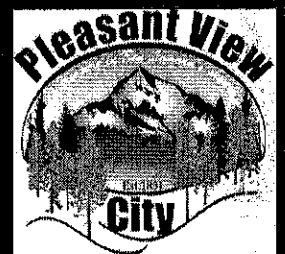
Prepared by

JONES & ASSOCIATES

Consulting Engineers



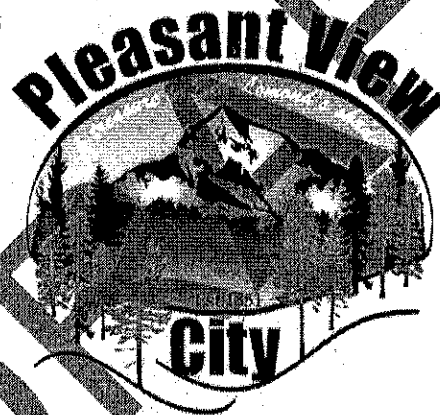
November 2014



WATER CONSERVATION PLAN

for

Pleasant View City Corporation



November 2014 Edition

Prepared by:

JONES AND ASSOCIATES
Consulting Engineers

1716 E 5600 S
South Ogden, UT 84403

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1.0 - INTRODUCTION

In response to the rapid growth occurring throughout the state of Utah, Pleasant View City citizens and leaders are becoming concerned for the future cost and availability of the water supply. A similar concern has been demonstrated by the state legislature in the Water Conservation Plan Act (House Bill 153) passed and revised in the 1999 legislative session (Section 73-10-32 Utah Code Annotated). This water conservation plan is written to address the concerns of leaders and citizens of both Pleasant View City and the State of Utah.

2.0 - DESCRIPTION OF PLEASANT VIEW CITY AND ITS WATER SYSTEM

Pleasant View City currently provides culinary water to approximately 8,571 residents through 2,258 connections. A further breakdown of the specific types of existing connections (e.g., commercial, industrial, institutional, etc.) is not available. Land use within the city is primarily residential with some agricultural and commercial uses. Pleasant View's vision for future land use remains primarily residential, but with additional commercial development. This water is intended for indoor or sanitary uses. Pleasant View City does not allow irrigation use on its culinary water system with the exception of a private development called Pole Patch on the north bench. All other irrigation is provided from other sources, mainly Pineview Water. There is approximately 30 homes which currently use Pleasant View City for outdoor irrigation.

Pleasant View City water serves the current city boundaries and eventually will serve areas identified for future annexation. It should be noted that the area west of Highway 89 historically has been serviced by Pleasant View City with a 10" water main. This section of line includes two fire hydrants and four individual water service meters. Pleasant View City has conveyed this small portion of the city which is west of Highway 89, to Bona Vista Water District.

Pleasant View City residents and leaders place a high value on parks and open space. Consequently, more than 86 acres of land in the city have been set aside as parks and open space. Golf courses, schools, and churches occupy approximately another 162 acres. As of June 2013, Pleasant View still has approximately 2,116 acres of undeveloped land. Much of the vacant land is either not irrigated at all or is serviced by secondary water suppliers for agricultural purposes.

Pleasant View City has experienced higher than average growth within the last decade. This growth is causing changes in the way the land within the city limits is being utilized and straining the ability of the present water supply system to meet the demands. Through careful planning and efficient utilization of available water supplies these increased needs can be met.

2.1 - INVENTORY OF WATER RESOURCES

Over the past five years (2009-2013) Pleasant View City has used an average of 791.4 acre-feet of water annually. Pleasant View City produces all of its water from nearby wells and springs located along the foothills of the city. No additional water is purchased from other sources. This

has supplied all the water required to meet the demands on the culinary water system which services only indoor water uses through the majority of the city. Potable water for future city residents will, for the most part come from new wells.

The city owns and maintains all the culinary water storage and distribution facilities needed to serve its customers. These include pump lines, transmission lines and distribution lines of various sizes, six storage reservoirs, booster stations and chlorine treatment facilities.

The State Administrative Rules for Public Drinking Water Systems require that each system be able to provide a full year's supply of water, also known as the yearly demand. This includes a sufficient allocation of water (water rights) to serve its constituents. The city's water rights limit the amount of water that can be used to meet system needs. Consequently, the city measures and records the amount of water diverted and reports back to the Division of Water Rights. The Division of Water Rights ensures that water resources are appropriated and managed judiciously. In order to meet the yearly culinary water demand, the city has two main springs (Alder Creek and Little Missouri) and three developed wells (Mac Wade, Alder Creek, and Jessie Creek). There is also one additional well that is planned for construction in the Spring of 2015. The following table shows the water rights associated with these sources. Two additional sources are also listed (Three Springs and Big Hollow Springs) - these sources are not currently connected to the culinary water system.

TABLE 1 - Summary of City-Owned Water Rights and Peak Day Supply

Springs on Culinary Water System					
Name of Source	WR#	Estimated Peak Flow	Water Right Limit		Status
		(cfs)	(ac-ft)	(cfs)	
Alder Creek Springs*	35-284, a23833	0.58	223.63	0.499	Certificated
	35-7069 a26329		296.07	1.16	Certificated
Little Missouri	35-7054 a26329	0.06	-	0.58	Decreed
Wells on Culinary Water System					
Name of Source	WR#	Estimated Peak Flow	Water Right Limit		Status
		(cfs)	(ac-ft)	(cfs)	
Mac Wade Well*	35-1172	0.78	550.80	2.03	Approved
Jessie Creek Well	35-4429	0.67	2,172.00	3.00	Approved
Alder Creek Well**	35-4430	0.27	528.52	0.73	Certificated
Totals for Springs and Wells:		2.16	3771.02	7.999	

Other Sources				
Name of Source	WR#	Water Right Limit		Status
		(ac-ft)	(cfs)	
Big Hollow Springs	35-7070 a26329	Supplemental to Alder Creek & Little Missouri Springs		Decreed
Three Springs*	35-4429	40.14	0.238	Approved

* Depletion limit is shown rather than the diversion limit

** Diversion limit assumed from give flow rate

2.2 - WATER BUDGETS

Table 4 shows the water budget for the city for the years of 2009 to 2013.

TABLE 2 – Water Budget

Year	INFLOW	OUTFLOW							Total (AF)	% Diff.
	Total (AF)	Res	Com	Ind	Inst	Whole sale	Other Uses	Un-metered		
2009	775.2	776.9	0	0	0	0	0	0	776.9	0.2
2010	824.5	787.9	0	0	0	0	0	0	787.9	-4.4
2011	808.6	808.7	0	0	0	0	0	0	808.7	0.0
2012	865.6	865.4	0	0	0	0	0	0	865.4	0.0
2013	718.1	718.0	0	0	0	0	0	0	718.0	0.0

The data shown on Table 2 shows that lost and accounted for water within the city's culinary water system is very low. This low amount of losses in the system is a good sign, it should be noted that the data may be somewhat inaccurate. For instance the data reported in 2009 indicates that the amount of outflow was greater than the inflow. The amount of lost and unaccounted for water in the system likely is higher than the amounts reported. The water losses likely come from fire hydrant use, residential meter errors, and system leaks. One of the goals that will be addressed later in this water conservation plan will be to perform a system audit and make a better accounting of the water use data in the future.

The water use data reported in Table 2 was obtained from the water use data which is submitted yearly to the State of Utah Division of Water Rights through The Utah Water Use Program. The Utah Water Use Program is a cooperative effort administered by the US Geological Survey and the Utah Divisions of Water Resources, Drinking Water, and Water Rights. The purpose of the program is to collect and compile water use and water diversion data from public water suppliers throughout the state of Utah. These data are used by the above listed agencies for various purposes which include water resource studies and water management policy development. Additionally, this information has proved invaluable to consultants, engineers, attorneys, and

others interested in quantification of water supply system characteristics and total water diverted and placed to use.

Water use data is gathered through an annual survey conducted by the Division of Water Rights. A water use data form is mailed in the first week of January of each year to public water supply companies capable of diverting significant quantities of water. The data form calls for the monthly diversions from each source operated by the respective water supplier and the purposes for which that water was used during the previous calendar year. In many cases the data submitted by water suppliers are estimated and the reliability of these data is unknown.

2.3 - PRESENT WATER USE AND FUTURE WATER NEEDS

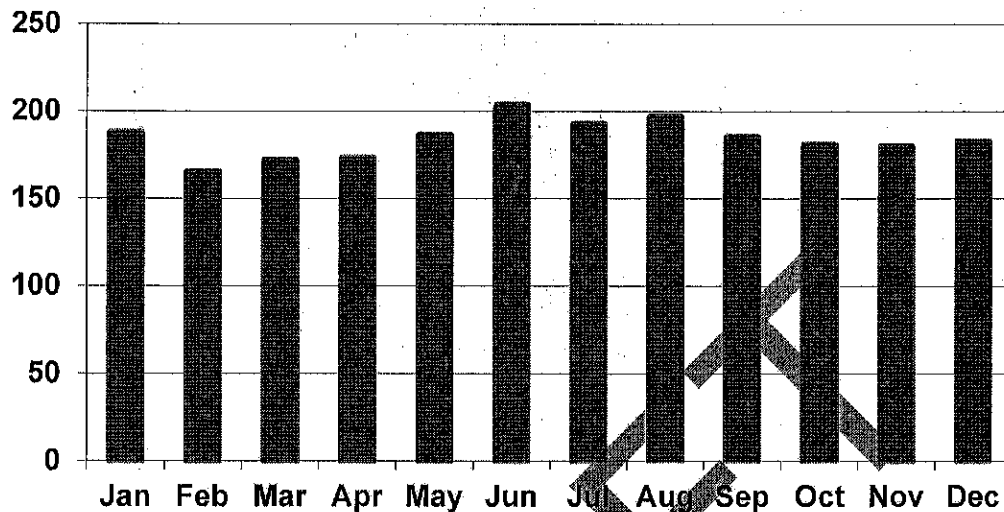
When the total amount water used is compared with the number of people living in Pleasant View City from the years 2010-2013, residents used on average 86 gallons of water per capita per day (gpcd). In 2012 (a year with higher overall water use within the city) residents used approximately 93 gpcd. In 2013 (a year with low overall water use within the city) residents used approximately 75 gpcd. This water is mainly indoors due to the fact that secondary water is available from other sources. This is compared to the statewide average of 185 gpcd for potable water. It is clear that the daily water use for Pleasant View City is below the statewide average. This can be attributed to the fact that Pleasant View City requires the use of secondary water for outdoor uses and has begun promoting water conservation practices.

The 2009 Water Conservation Plan reported that Pleasant View City residents used approximately 95 gpcd. Using the four year average from 2010-2013 (86 gpcd) for comparison, residents in Pleasant View City have reduced their per capita water use approximately 9.5% since 2009. The reduction in water use over time shows residents are becoming more conscientious of their water use and the conservation practices the city has implemented are working.

The goal going forward is to reduce the average water use of 86 gpcd by 7% to 80 gpcd by the year 2019. This goal will be measured using the water use data submitted to the Utah Division of Water Rights on an annual basis. It is estimated that in the next five years the city will need, on an annual basis, approximately an additional 236 acre-feet of water to meet the needs of development. If water use is reduced by 7% this would equate to 16.5 acre-feet of water that could be delayed by implementing water conservation programs and practices. This could save the city \$6,187.50 annually (16.5 acre-feet * \$375.00 per acre-foot). Any financial estimates made within this study will assume that water costs \$375.00 per acre-foot to develop and deliver to users (this is an estimate of cost based on similar communities cost for water).

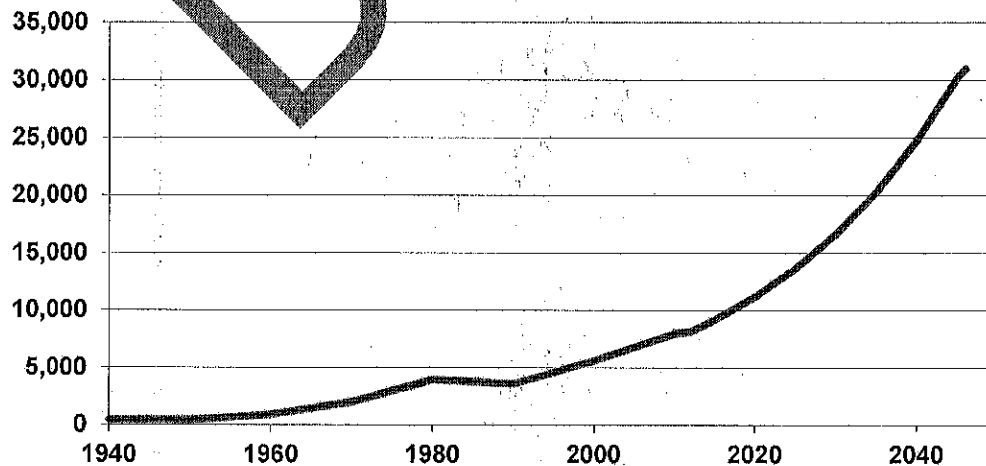
The total monthly water use for 2013 is shown in the following figure. It is interesting to note that the large peak typically seen in the summer months is not as prominent as would be expected. This can be attributed to the use of secondary water for outdoor needs within Pleasant View City boundaries.

2013 Monthly Water Use (AF)



The extent of the city's expected future population growth through the year 2046 (build-out) is shown in the following figure. At its present size (approx. 8,571 people) Pleasant View City is less than one-third of its potential size at build-out (approx. 31,000 in people). Many factors influence this projection, and the estimates shown may vary substantially from the actual population experienced.

Pleasant View City Population Projection



In a recent study completed by the City Engineer in June 2013 titled "Water Rights Planning Report" it was determined that Pleasant View City has sufficient water rights to provide service to its existing customers, there is a need for additional water rights to service future customers. In addition, additional source capacity will be needed in order to meet the future demands placed on the drinking water system.

The previously mentioned study also indicated that build-out is estimated to take place around the year 2046. The future growth rate was estimated based on growth for the last 20 years. Hook-up and connection records indicate that the city has grown at an average yearly rate of 4.06 percent since 1993. The following table is an estimate of the amount of water needed for build-out conditions.

TABLE 3 – Future Water Supply Needs

Year	Population	ERCs	Connections	Required Yearly Supply		Required Peak Day Demand	
				Million Gallons	Ac-ft	MGD	cfs
2015	9,184	2,383	2,220	348	1,068	1.91	2.96
2020	11,205	2,908	2,709	425	1,304	2.33	3.61
2025	13,672	3,548	3,305	518	1,590	2.83	4.38
2030	16,683	4,329	4,033	632	1,940	3.46	5.35
2035	20,356	5,282	4,920	771	2,366	4.23	6.54
2040	24,837	6,446	6,004	941	2,888	5.16	7.98
2045	30,306	7,865	7,325	1,148	3,523	6.29	9.73
2046	31,000	8,105	7,565	1,183	3,632	6.48	10.03

*ERCs account for single connections that have more or less impact than a typical residence.

The data contained in Table 3 was generated according to the state rules for drinking water systems. The State of Utah requires each system to provide 146,000 gallons (0.45 ac-ft) of water yearly per ERC. With the assumed future growth rate, the city will need a yearly culinary water supply of 3,632 acre-feet. Every water system must also be able to produce water sufficient to meet the demand on the day of highest water consumption. This is known as peak day use. Once reached, this peak demand may continue for several weeks. The state rules for drinking water systems require that systems provide 800 gallons of water per ERC to meet the peak day demand. From the growth data we estimate that the city will require about 6.48 million gallons of culinary water production during peak day demand period. This equates to a flow of 10.03 cfs.

The following table summarizes the city's water right needs in order to meet the future growth as outlined in Table 4. It indicates that the city will need to acquire additional water to meet the estimated peak day flows. The annual diversion and depletion limit of 3,771.02 acre-feet should be sufficient to meet the expected 3,632 acre-feet projected in this report. However, typical system losses and inefficiencies can create additional demand on the system.

TABLE 4 – Water Rights Needed for Future Growth

Certificated/ Decreed	Non- Certificated	Available Water Right	Projected Future Need	Difference (shortage)
2.969 cfs	5.03 cfs	7.999 cfs	10.03 cfs	2.031 cfs

DRAFT

3.0 - WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

3.1 - PROBLEMS IDENTIFIED

In order to identify current water problems conservation measures and goals members of the Pleasant View City Public Works Department have compiled the listed items in this section. The following is a list of problems in the current water system.

- Leaks in a water system are always a concern and are a financial burden because they must be paid for directly by the city or by the billing of residents and businesses.
- Meters are providing inaccurate data due to age and obsolescence. Many meters have been in service longer than their service life and need to be replaced.
- Information has been distributed to citizens through the city newsletter for better understanding of efficient water-use habits and practices, however, incentives have not been initiated for such conservation. Most citizens' water conservation practices are based on convenience rather than water supply considerations.
- While secondary water is provided through the summer months, because of low pressure some residents supplement irrigation needs with culinary water. Also, before the secondary water is available in the spring and after it is shut off in the fall, residents will supplement irrigation needs with culinary water.
- It appears from the data submitted to the Division of Water Rights that lost and accounted for water within the city's ordinary water system is very low. This low amount of losses in the system is a good sign; it should be noted that the data may be somewhat inaccurate. For instance, the data reported in 2009 indicates that the amount of outflow was greater than the inflow. A system audit should be performed to better account for actual water use in the future.

Each of the previous problems represents an opportunity to make changes and refine conservation measures. There are opportunities to prepare a new generation of water-wise users. This can be accomplished with by educating city staff, city residents, businesses, and by implementing a strong sustained water education program in the public and private schools.

3.2 - WATER CONSERVATION GOALS

In pursuit of solutions to the problems identified previously, and in light of the variety of conservation measures available to solve these problems, the following goals have been identified:

- **GOAL #1 – Reduce water use 7% to 80 gpcd by 2019.** The current per capita water use per day of 86 is below the statewide average and is an improvement based on water use in previous years. Measures should be taken to reduce water use even further to 80 gpcd. The savings will be measured in acre-feet and will be analyzed every five years by using the data that is submitted to the Division of Water Rights.
- **GOAL #2 – Maintain a financially viable water system.** The water pricing system should encourage customers to reduce their usage without creating a revenue shortfall. This has ensured the water system is financially viable; this also encourages water conservation practices. Water rates should take account for the true cost of water and also encourage water conservation within the city. The current water rates are set with a base rate and then they are tiered with rates that get more expensive as additional water is used. The city will look at revising water rates periodically. Specifically, the water rate structure for schools and other approved non-secondary water users will be evaluated to determine whether they properly encourage water conservation.
- **GOAL #3 – Infrastructure upgrades and replacement.** During the next five year period complete projects identified in the city's Capital Facilities Plan. This goal will help ensure that older infrastructure is replaced with newer improvements and thus help reduce lost and unaccounted for water.
- **GOAL #4 – System audit and leak detection and repair program.** During the next five year time period the city will perform a system audit to determine where errors and inaccuracies within the water system are located. By doing this it will allow the city to evaluate how much water is being used and in what areas they can conserve and gather better data. The city will continue to implement a leak detection program in order to discover leaks in the distribution system. The leak detection program will aim to inspect locations with suspected leaky water pipes as well as locations within the city with older infrastructure. Repairs will be on an as needed basis and as funds permit.

4.0 - CURRENT CONSERVATION PRACTICES

In order to solve the problems identified above and take advantage of the many associated opportunities, specific water conservation measures must be identified and evaluated. Pleasant View City places a high value on the conservation of water and is already practicing the following:

1. The city currently provides regular information to residents and educates them on wise watering practices. The city participates in a yearly water fair with Weber County that educates the school aged children. This method of water conservation education encourages residents to take responsibility for their water use.
2. Pleasant View City maintains memberships in supporting organizations such as American Water Works Association and The Rural Water Association that educate our personnel and keep up to date on source protection, public education and current regulations.
3. Where possible all areas in the city use secondary for outdoor irrigation thereby saving a significant amount of culinary water.
4. The city has a water rate structure that encourages water conservation by charging more per gallon for high water users. The new pricing and billing is adequate to cover expenses in the water enterprise account and is tiered so as to discourage excessive water use. Pleasant View City will consider additional water pricing and billing system updates as needed.
5. The vast majority of all culinary water connections within the city are metered.
6. The 2009 Water Conservation Plan was adopted by the City Council. The City Council also adopted a water conservation ordinance (Ordinance 2010-3). The adoption of the water conservation plan and ordinance has helped the city administrators focus more on water conservation issues and has been successful.

5.0 - CURRENT WATER RATES

The following table outlines the water rates for different users within the city. This tiered water rate structure assesses excessive water users at an increased rate and has helped to encourage water conservation throughout the city.

TABLE 5 – Water Rate Schedules

2014 Standard Rates:			
	Base Fee		\$15.00
	Gallons of water consumed (Rounded to the nearest 1,000 Gallons)		Cost per block of water consumed \$/1,000 Gal
Tier #1	0	6,000	\$1.25
Tier #2	6,001	12,000	\$2.25
Tier #3	12,001	20,000	\$3.25
Tier #4	20,001	84,000	\$4.25
Tier #5	84,001+		\$7.00

2014 School Rates:			
	Base Fee		\$15.00
	Gallons of water consumed (Rounded to the nearest 1,000 Gallons)		Cost per block of water consumed \$/1,000 Gal
Tier #1	0	30,000	\$2.50
Tier #2	30,001	250,000	\$3.20
Tier #3	250,000+		\$3.50

2014 Approved Non-Secondary Water User Rates:			
	Base Fee		\$15.00
	Gallons of water consumed (Rounded to the nearest 1,000 Gallons)		Cost per block of water consumed \$/1,000 Gal
Tier #1	0	6,000	\$1.25
Tier #2	6,001	84,000	\$3.20 #2.25
Tier #3	84,001+		\$7.00

6.0 - ADDITIONAL CONSERVATION MEASURES

In order to effectively meet our city's future water needs and solve the water problems identified, additional and more specific water conservation measures will be required. Some of these measures have been implemented, some are in the process of being implemented and others are to be considered for the future. These include completing a comprehensive water conservation plan (this document), updating the current water conservation ordinance, conducting water audits, leak detection and repair, and school education programs.

Comprehensive water conservation plans

- Continue to develop a water management and conservation plan as required by law, and submit to the Utah Division of Water Resources.
- Develop and submit a water conservation plan which is adopted by the city every five years.

Incentive water conservation pricing

- Implement a water pricing policy that promotes water conservation. This has been a very effective measure over the past five years to promote water conservation. The water rates will be evaluated periodically to determine the need for additional pricing updates.

School education programs

- Continue to support the Weber County Water Fair for the elementary school students. Look for additional opportunities to participate in public education.

Update metering infrastructure

- Continually work to ensure that meters are installed on all residential, commercial, institutional, and industrial water connections. Over time, all meters become less accurate in recording actual flows. This leads to lost revenue to the city and inaccurate data. Existing meter will be maintained and replaced on an as needed basis. All metering will be done at the most specific level possible.

Water Conservation Contingency Plan

It is recommended that the City consider implementing a "Water Conservation Contingency Plan", which spells out climate and political realities related to water use during drought or other water supply shortages. A sample plan is as follows:

Level 1 - Normal Years

- Initiate voluntary public conservation measures
- Issue information to all customers on conservation procedures each can accomplish around their homes and properties.
- Eliminate watering on city property from 8 a.m. to 8 p.m. if using culinary water.

Level 2 - 75% of Normal

- Cut back on watering of city property.
- Educate the public on the water supply decreases.
- Initiate mandatory public conservation measures.
- Enforce outside watering restrictions including watering times and if using culinary water.

Level 3 - 50% of Normal

- Strictly enforce all conservation policies with significant fines for non-compliance.
- Physically restrict water supplies where possible at non-essential areas such as Parks.

Water Education Program

The following information on efficient outdoor and indoor water use is available to the citizens of our city through the city and county libraries and is occasionally disseminated with the water bill.

Outdoor Water Use:

- Water landscape only as much as required by the type of landscape, and the specific weather patterns of your area, including cutting back on watering times in the spring and fall. We encourage our customers to utilize the weekly lawn watering guide located at www.conservewater.utah.gov.
- Group plants in terms of water need, and zone sprinkler systems accordingly.
- Encourage customers to alter parking strips by allowing more water-wise plantings.
- Do not water on hot, sunny, and/or windy days. You may actually end up doing more harm than good to your landscape, as well as wasting a significant amount of water.
- Sweep sidewalks and driveways instead of using the hose to clean them off.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter

to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside your property.

- Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible. Areas with drip systems will use much less water, particularly during hot, dry and windy conditions.
- Keep your lawn well-trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

Indoor Water Use:

- Do not use your toilet as a waste basket. Put all tissues, wipers, cigarette butts, etc. in the trash can.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak. For those who do not have a low volume flush toilet, put a plastic bottle full of sand and water in the tank to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned up only as much as is necessary. Turn the shower off while soaping up or shampooing. Install low flow shower heads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing our teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
- Keep a jar of water in the refrigerator for a cold drink instead of running the water until it gets cold from the tap. You are putting several glasses of water down the drain for the one cold drink.
- When rinsing vegetables, dishes, or anything else, put the stopper in the sink and use only a sink full of water instead of continually running water down the drain.

7.0 - COST BENEFIT ANALYSIS

It is difficult to estimate all the water saved and the actual benefits of water conservation practices. The following analysis will attempt to estimate the amount of water saved by each conservation goal, the associated cost savings or expense to the city as well as any other benefit of meeting the proposed goals.

Goal #1: Reduce water use 7% to 80 gpcd by 2019.

Capital costs to city: \$0.00

Annual costs to city: \$0.00

Avoided annual costs: \$21,000.00*

Benefit: Delays the need for additional water sources.

*This assumes the cost to develop and deliver water is \$375.00 per acre-foot and that infrastructure for an additional 56 acre-feet of water don't need to be built immediately. (average annual use from 2010-2013 = 795 acre-feet, $795 * 0.07 \approx 56$ acre-feet, $56 \text{ acre-feet} * \$375 \text{ per acre-foot} = \$21,000$)

Goal #2: Maintain a financially viable water system.

Capital costs to city: \$0.00

Annual costs to city: \$0.00

Avoided annual costs: \$0.00

Benefit: This costs associated with this goal are very difficult to quantify but the benefits to the city are numerous. By updating water rates the city ensures it has a financially viable water system and is able to promote and pay for water conservation practices. The tiered water rates in the water rate schedule have contributed to the reduction of water use within Pleasant View City.

Goal #3: Infrastructure Upgrades and Replacement.

Capital costs to city: \$0.00

Annual costs to city: \$0.00

Avoided annual costs: \$0.00

Benefit: This costs associated with this goal are very difficult to quantify but the benefits to the city are numerous. By ensuring that older, leak prone, infrastructure is replaced in a timely manner with new improvements the city ensures that valuable water is not wasted.

Goal #4: System audit and leak detection and repair program.

Capital costs to city: \$7,500.00

Annual costs to city: \$500.00

Avoided annual costs: \$15,000.00

*This assumes the cost to develop and deliver water is \$375.00 per acre-foot and that 5% of the losses in the system can be eliminated. (average annual use from 2010-2013 = 795 acre-feet, $795 * 0.05 \approx 40$ acre-feet, $40 \text{ acre-feet} * \$375 \text{ per acre-foot} = \$15,000$)

Benefit: By reducing the existing system leaks the valuable water has been paid for can be delivered to the city's customers and less water will be wasted.

The cost of these goals over a five year period would be approximately \$10,000.00. The avoided costs of these two goals over five years would be approximately \$53,350.00. The net benefit of these goals to Pleasant View City would be \$180,000.00 over a five year period.

DRAFT

8.0 - IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

To ensure the goals outlined previously are reached, appropriate tasks must be determined, responsibility fixed with the logical person or department, and a time line set for completion of each task. At the present time Pleasant View City does not have a Water Conservation Coordinator on staff. The responsibilities of the Water Conservation Coordinator will be assigned to the Water System Superintendent.

The water conservation plan should be reviewed and updated periodically. It is recommended that the plan be reviewed by the City Engineer, Public Works Director, Water System Superintendent and the City Manager on an annual basis to determine if an update is necessary. Factors that should be considered in the annual review include development trends, progress toward conservation goals, water use trends, and the financial stability of the water utility. The Water Conservation Plan should be updated if significant changes to these factors are noted. An overall update of the water conservation plan is required at least every five years.

The Water Conservation Plan will be revised and updated as required to meet changing conditions and needs. This plan will be updated and submitted to the Utah Division of Water Resources every five years, as required by legislative House Bill 153. A resolution adopting this Water Conservation Plan is included in Appendix A.

APPENDIX A

WATER CONSERVATION RESOLUTION – EXAMPLE 2014

RESOLUTION _____

Water Conservation Plan – November 2014 Edition

BE IT HEREBY RESOLVED, by the City Council of Pleasant View City Corporation, State of Utah, as follows:

WHEREAS, Pleasant View City Corporation has a Water Conservation Plan (in accordance with U.C.A. 73-10-32) that establishes conservation planning efforts identifying water supply inventory for both present and future water requirements and establishes implementation procedures; and

WHEREAS, the City Engineers have reviewed and updated the Water Conservation Plan, and

WHEREAS, the City Council has reviewed the City Engineer's recommendations,

NOW THEREFORE BE IT RESOLVED, Pleasant View City Corporation hereby adopts the **Water Conservation Plan dated November 2014**, for the geographic city boundary. The plan was approved and recommended by Brandon K. Jones, City Engineer.

PASSED AND ADOPTED by the City Council of Pleasant View City Corporation on _____.

APPROVED:

Toby Mileski, Mayor

ATTEST:

Laurie Hellstrom, City Recorder

APPENDIX B

**EXISTING WATER CONSERVATION ORDINANCE
& CITY COUNCIL MEETING MINUTES**



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Pleasant View City
General Plan Update

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH

January 12, 2010

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR: Doug Clifford

COUNCILMEMBERS: Scott Boehme

Mae Ferguson

Tim Hjorten

Michael Humphreys

Todd Walker

STAFF: Billie Talbot

Laurie Hestrom

Scott Jackson

VISITORS: Gary Burns Richard Lewis

Mike Whittill Troop 314

Kerry Humphreys John Sutton

Frank Maughan

Pledge of Allegiance: Troop 314

Opening Prayer, Reading or Expression of Thought: Todd Walker

Comments/Questions for the Mayor & Council for items not on the agenda.

Richard Lewis: I was elected chair of the Mosquito Abatement Board of Trustees.

Consent Items:

Motion was made by CM Hjorten to accept the minutes of December 8, 2009, the bills of Pleasant View City, and a business license to Nate Karras for an engineering business. 2nd by CM Ferguson. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

CM Walker: I would like to see change orders.

Business:

1. Swear in the newly elected Mayor and Councilmembers.

Pat Lamberl, Justice Court Judge, swore in Doug Clifford as Mayor and Scott Boehme and Mike Humphreys as City Councilmembers.

2. Confirm the date, time and place of Pleasant View City Council meetings for 2010 -- (2nd and 4th Tuesdays at 6:00 P.M. in the Pleasant view City Offices at 520 West Elberta Drive)

Motion was made by CM Boehme to confirm the date, time and place of Pleasant View City Council meetings for 2010 as the 2nd and 4th Tuesdays at 6:00 P.M. in the Pleasant View City Offices at 520 West Elberta Drive with the exception of November 23rd and December 22 as being canceled, 2nd by CM Humphreys. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

3. Add the Associate City Administrator as a signer on the bank checks. (Presenter: Laurie Hellstrom)

Motion was made by CM Ferguson to assign JJ Allen as a co-signer on the Pleasant View City checks, 2nd by CM Boehme. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

4. Public Hearing -- Adopt the Water Conservation Ordinance. Presenter: JJ Allen

Motion was made by CM Humphreys to go into a public hearing to adopt the Water Conservation Ordinance, 2nd by CM Hjorten. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

JJ Allen: it is a State law requirement that we have a water conservation plan. This is an update. Our city engineer has performed the analysis and plan. We need to set some goals. I have highlighted goals and they are easy to accomplish. We also need to account for the system and keep the losses to a minimum. We need to write an ordinance. We also need to do public relations and public awareness. CM Boehme: do we have any public awareness such as 'slow the flow' programs and do we pay into it? JJ Allen: we don't pay into the State's program. We may have some cost for pamphlets, etc. CM Ferguson: we are unable to account for 10% to 20%. Which one are we losing? JJ Allen: I don't know. CM Humphreys: how do we account for large water main breaks? Mayor Clifford: it is difficult. JJ Allen: as meters age they become less accurate. We have discussed electronic meter readings as part of our Capital Improvement Program (CIP). CM Walker: why does the State regulate this? JJ Allen: it comes from the Water Conservation Board. The legislature goes back several years. Its first focus is if there is enough water for future growth. CM Hjorten: on page three it shows that Pleasant View City is conservative compared to technique to encouraging conservation. Mayor Clifford: in the State of California all outdoor irrigation must have to be based on water sensors which match the soil's need. CM Walker: can we dictate secondary water that we are not over? Mayor Clifford: we are talking about our parks with the water sensors. JJ Allen: those water sensors will be worked onto CIP. Mayor Clifford: are the committee members appointed by the City Council? JJ Allen: you can amend that. The plan was printed before we caught that change. A committee is not required. If references to the committee will be struck in the plan. Mayor Clifford: are there any comments from the public? CM Walker: is all the discussion on culinary water? Mayor Clifford: yes. Richard Lewis: this is citywide? Pole Patch is included in plan? Mayor Clifford: yes, in some areas of the city, secondary water is not available. CM Walker: I am concerned about the accuracy of the document. It doesn't mention culinary water being used for irrigation on a regular basis. It leads readers to believe there are no outside water users and it is not accurate. Mayor Clifford: it accounts for usage. JJ Allen: we will have the city engineer revise it. CM Humphreys: we also have construction meters. CM Walker: it needs to be written into the document. My main point is this document is deceptive. JJ Allen: it doesn't change the conclusions. John Sutton: the goal is 10% savings? JJ Allen: the goal is to get the unaccounted water loss to 10%. John Sutton: I agree with Todd Walker. There is an 80/20 rule in society. It could be 20% of the users accounting for 80% of the water use. Need to clarify Pole Patch and meet the loss target with Pole Patch. CM Hjorten: there are no targets in here yet. It doesn't say that the 95 gallons of water per capita per day is good or not. No further comments were made.

Motion was made by CM Hjorten to end the public hearing, 2nd by CM Hjorten. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

Motion was made by CM Hjorten to continue the Water Conservation Plan adoption and address the culinary water usage for irrigation and remove the requirement for a committee, 2nd by CM Walker. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

5. Natural Hazard Pre-Disaster Mitigation Plan Resolution. (Presenter: JJ Allen)

Mayor Clifford: we need to pass this resolution. If we have a disaster and no resolution then we are not eligible for help/FEMA monies. JJ Allen: most of the action items are headed by Weber County. It is all about minimizing disasters. Mayor Clifford: it can also lead to justification of zoning in sensitive areas. JJ Allen: it needs to be adopted by resolution.

Motion was made by CM Boehme to adopt by resolution the Natural Hazard Pre-Disaster Mitigation Plan (Resolution 2010-A). 2nd by CM Hjorten. Roll call vote. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

6. Approve the construction of a police department security partition for the eastside of the building. (Presenter: Scott Jackson)

Scott Jackson: I am asking to install a partition funded out of the current police/court budgets. I have discussed this with the Mayor and staff. We have done minor things to improve or come in compliance with BCI (Bureau of Criminal Investigations). I have talked with Judge Pat Lambert and got his verbal support. CM Hjorten: it is not a bullet proof glass. Scott Jackson: we don't have the finances for bullet proof. We need to provide a physical barrier. CM Hjorten: why do we have breakable locks? I support what you are doing. The time may come to do the other side. JJ Allen: we need to balance customer service and the barrier. CM Walker: where is the money coming from? Scott Jackson: we will whittle down our existing budget. Mayor Clifford: you are not asking to amend the budget. CM Ferguson: why not three bids? Scott Jackson: because of the dollar amount we don't need bids. CM Walker: this is what I do in my business and the numbers are reasonable. Mae Ferguson: does the court have a budget? Scott Jackson: if they have a penny we could use we will take it. Scott Jackson: I feel that I can pull it out of my existing funds. JJ Allen: it is not a line item in the budget. Laurie Hellstrom: who will have access? Scott Jackson: anyone the city feels can come in. They will need to have a BCI check for access or come in with someone with access. CM Humphreys: where do interviews take place? Scott Jackson: in the interview room downstairs.

Motion was made by CM Humphreys to approve the BCI approved security partition and include a door funded through the police/court funds. 2nd by CM Boehme. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

7. Clarify and amend parking on the streets during the snow season. (Presenter: JJ Allen)

JJ Allen: the way the current ordinance reads is not effective. The council reviewed the proposed ordinance. The definition of "in the event of a snowfall", added 24 hours after the conclusion of the storm, and added "owed at the owners expense".

Motion was made by CM Hjorten to adopt the parking on the streets restrictions during snow storms ordinance as amended (Ordinance 2010-1). 2nd by CM Ferguson. Roll call vote. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

8. Planning Commission appointments. (Presenter: JJ Allen)

Mayor Clifford presented a handout with the Planning Commission's proposed new members and current members. Mayor Clifford proposed the following names as members to the Planning Commission:

Frank Maughan (for a 3-year term to the end of 2012).

Richard Christofferson (for a 4-year term to the end of 2013).

Richard Lewis (for a 4-year term to the end of 2013).

Alternate members:

Andy Nef (for a 3-year term to the end of 2013), and

Glen Ames (for a 3-year term to the end of 2013).

Motion was made by CM Hjorten to confirm the new appointments as presented. 2nd by CM Humphreys. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

9. Create Personnel Appeal Board. (Presenter: JJ Allen)

JJ Allen: the Personnel Appeal Board proposal mirrors that in the Policy and Procedure Manual. State law requires the establishment of the board by ordinance.

Motion was made by CM Humphreys to accept the ordinance creating the Personnel Appeal Board (Ordinance 2010-2). 2nd by CM Boehme. Roll call vote. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

10. Promote the Associate City Administrator to City Administrator. (Presenter: Doug Clifford)

Mayor Clifford: during the hiring process the title 'associate' was to provide a buffer of time for us to appreciate JJ in the roll and for him to prove himself. He has showed himself as an asset to the city. The term Associate City Administrator has little meaning outside of Pleasant View. It is time to put him in the roll as City Administrator. It is a change of title not salary. It will put him in a different class for salary range comparisons. CM Ferguson: is he over the police department? Mayor Clifford: I choose not to do that. We are just dropping the work 'associate'. CM Walker: will the written agreement need to be changed? JJ Allen: it will be cleaned up at the anniversary. CM Hjorten: the city needs a City Administrator not an Associate City Administrator. It is the need of the city, not the need of the person.

Motion was made by CM Hjorten to change the title from Associate City Administrator to City Administrator. 2nd by CM Ferguson. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

Adjournment: 8:40 P.M.

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MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH

February 9, 2010

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.

MAYOR: Doug Clifford

COUNCILMEMBERS: Scott Boehme

Mae Ferguson

Tim Hjorten

Michael Humphreys

Todd Walker

STAFF:

Donna Talbot

Laurie Hultstrom

Scott Jackson

VISITORS:

Tim Stephensen

Troop 53

Kevin Bailey

David Miklas

Jim Mackley

Jim Fisher

Ben McGeachy

Cory Pincock

Jerry Burns

Jake Stones

Melanie Shelton

Kory Shelton

Pledge of Allegiance: Troop 53

Opening Prayer, Reading or Expression of Thought: Doug Clifford

Comments/Questions for the Mayor & Council for items not on the agenda.

Kevin Bailey suggested combining North Ogden Cherry Days with Pleasant View City Founders Day. Melanie Shelton requested that Pleasant View City financially participate in scholarships for the North Ogden Cherry Day Pageant, because Pleasant View girls also participate.

Consent items:

Motion was made by CM Boehme to accept the minutes of January 26, 2010, and business licenses to: Paul Kusnierz for a video surveillance equipment sales business and Caroline Olsen for an interior design business, and the bills of Pleasant View City. Business licenses to: Cory Pincock for a motorcycle suspension business, Anthony Chertudi for an art studio and sculpting

climbing holds business, and Laurie Schmanski for a silver jewelry manufacturing business are accepted subject to fire department inspections. 2nd by CM Ferguson. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

Business:

1. Update on the expansion of the Central Weber Sewer Improvements District's (CWSID) wastewater treatment plant. (Presenter: Jim Fisher)

Jim Fisher, Representative of Pleasant View City on CWSID's Board, introduced the construction team for the CWSID expansion. They are: Ben McGeachy, David Miklas, and Jake Stones. It was noted that the plant is fifty-years old. The usual life of a plant is 20 years. They are dealing with the quantity coming to the plant to be treated. They are required to keep the water clean and meet the plant requirements for the water exiting the plant. The completion date is September 2011. An update on the plant's construction was given.

2. Adopt the Water Conservation Ordinance. (Presenter: JJ Allen)

JJ Allen: the changes as discussed in the prior meeting were made.

Motion was made by CM Boehme to adopt the Water Conservation Ordinance (Ordinance 2010-3). Roll call vote. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

3. Appointments to the Board of Adjustment (appeal authority). (Presenter: Mayor Clifford)

Mayor Clifford supplied a memo with the proposed members (attached). Mayor Clifford: the members polled were willing to serve.

Motion was made by CM Ferguson to accept the names as presented. 2nd by CM Boehme. Voting aye: CM Boehme, CM Ferguson, CM Hjorten, CM Humphreys, and CM Walker. Motion passed.

4. Discuss representatives to sit on the Weber Arts Council. (Presenter: Mayor Clifford)

Mayor Clifford: the Weber Arts Council is looking for people interested to sit on its board. We will post the request on the website, marquee and newsletter.

Other Business:

Mayor Clifford: we are looking at creating a historical committee to take the museum project from Kara Liston when her portrait is complete. It provides people with the opportunity to get involved. The WACO dinner will be coming. They are picking a new venue and time. Could a three-way stop be placed at Elberta Drive and 500 W? You can't see when making a left-hand turn. CM Boehme: clear what is blocking the view.

JJ Allen: if there is anyone interested in attending the Land Use Seminar on March 19th let me know.

CM Hjorten: Scott Jackson, could the council get a report on the benefits of having the motorcycle?

CM Ferguson: we received a thank you for the Christmas lights at the roundabout. I would like to be involved in the meeting on Cherry Days and Founders Day.

CM Humphreys: George Cook has mentioned the need for vinyl fencing to be completed around Villas of Verona. Bruce Talbot: it wasn't required of Villas of Verona.

Adjournment: 8:00 P.M.

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APPENDIX C

WATER CONSERVATION RESOURCES